

SPECS BY LOCATION/TRADE with Costs

10/26/2021

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

Case Number: 783-06-023
 Project Manager: R.S.
 Phone: _____

Address: 5557 Beechwood Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	paint colors shall be selected by the owner or project manager.				
10	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. X _____ X _____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create all electrical schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	\$0.00	\$0.00
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.	1.00	EA	\$0.00	\$0.00
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.	1.00	EA	\$0.00	\$0.00

Location Total: \$0.00

Location: 2 - Exterior

Approx. Wall SF: 1,650

Ceiling/Floor SF: 754

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 2 - Exterior

Approx. Wall SF: 1,650

Ceiling/Floor SF: 754

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
Custom	REPAIR FRONT YARD Cut and remove large root growing along left side of house. Fill and stabilize multiple holes in lawn left side near tree.	1.00	AL	\$400.00	\$400.00
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	12.00	EA	\$353.00	\$4,236.00
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. Front & Side	2.00	EA	\$541.00	\$1,082.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable.	2.00	EA	\$290.00	\$580.00
Custom	REPLACE DOOR THRESHOLD Remove rotted wood threshold and surrounding damaged wood. Replace all with similar material.	1.00	AL	\$250.00	\$250.00
Trade: 15 Roofing					
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.	35.00	LF	\$6.00	\$210.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	35.00	LF	\$5.00	\$175.00
Custom	REPLACE FIBERGLASS PATIO ROOF WITH POLYCARBONATE Remove damaged fiberglass roof panels from existing frame. Install new poly carbonate corrugated panels.	300.00	SF	\$2.00	\$600.00

Location: 2 - Exterior

Approx. Wall SF: 1,650

Ceiling/Floor SF: 754

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 15 Roofing

Approx. 12' x 25'

Trade: 19 Paint & Wallpaper

5654	PREP & PAINT VINYL OR ALUMINUM SIDING	100.00	SF	\$1.20	\$120.00
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Power wash vinyl or aluminum siding, awnings, porch ceilings, and trim. Caulk and fill holes. Remove all deteriorated glazing compound. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. Includes prep and painting of all exterior wood, except for weather resistant wood that has not yet reached the recommended aging time.

Siding in peaks and (2) awnings.

5655	PREP & PAINT EXTERIOR WOOD	40.00	SF	\$1.20	\$48.00
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Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows.

Frame for rear patio roof and front & rear fascia

Trade: 22 Plumbing

6708	SEWER HUB--REPLACE	3.00	EA	\$100.00	\$300.00
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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.

Location Total: \$8,001.00

Location: 3 - Garage

Approx. Wall SF: 528

Ceiling/Floor SF: 270

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

3197	OVERHEAD DOOR--ONE CAR--INSTALL	1.00	EA	\$1,222.00	\$1,222.00
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Remove existing garage door and dispose of in code legal dump. Install a raised panel style, hot-dipped galvanized steel front overhead door w/ U-shaped bottom seal, baked on 2 coat polyester finish paint and hot-dipped galvanized stiles. Door shall be sized to fit existing opening. All necessary hardware/framing to be included. PRODUCT STANDARD: Clopay Classic or equivalent.

Location: 3 - Garage

Approx. Wall SF: 528

Ceiling/Floor SF: 270

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut a 1" wide vent at ridge board. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.	4.00	SQ	\$425.00	\$1,700.00
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.	30.00	LF	\$6.00	\$180.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	16.00	LF	\$5.00	\$80.00

Trade: 19 **Paint & Wallpaper**

5655	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. Garage peaks.	100.00	SF	\$1.20	\$120.00
5785	PREP & PAINT EXTERIOR MASONRY 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.	525.00	SF	\$0.72	\$378.00

Location Total: \$3,680.00

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 Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All 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. ASBESTOS REMOVAL: All asbestos that may be found on existing ductwork must be removed. Secure and isolate room. Provide protective floor coverings. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. HVAC PERMIT IS REQUIRED.	1.00	EA	\$2,400.00	\$2,400.00
Custom	REPLACE AC CONDENSER	1.00	EA	\$1,500.00	\$1,500.00
Trade: 22 Plumbing					
6625	SUPPLY--PVC Install PVC cold and CPVC hot water supply lines to fixtures. Clean joints with dyed solvent and solvent weld all joints. Size pipe to 3/4" mains and 1/2" fixture supply. Install PVC or brass ball-type shut off valves at all fixtures. Install brass frost free hose bibs at front and rear of house. Includes water line with shut-off to dishwasher location in kitchens where a dishwasher is scheduled for installation or a dishwasher space exists in a base cabinet. Supply lines shall be located in interior walls, not exterior.	175.00	LF	\$6.95	\$1,216.25
6709	SEWER LINES--SNAKE 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
7070	WATER HEATER--40 GALLON GAS Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.	1.00	EA	\$664.00	\$664.00
Trade: 23 Electric					

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
Custom	REMOVE ALL OLD BASEBOARD HEATING UNITS	1.00	AL	\$250.00	\$250.00
	Disconnect and remove all baseboard heating units throughout house.				

Trade: 1600 Electrical (CSI)

7404	WHOLE HOUSE REWIRE	1.00	AL	\$8,000.00	\$8,000.00
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Rewire structure to the N.E.C. 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. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.
- b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.
- c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.
- d. All wiring in basement under 7 ft shall be in conduit.
- e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.
- f. All electrical components that are permanently disconnected shall be removed and disposed of.
- g. All furnaces and major appliances shall be on separate grounded circuits.
- h. 220 volt circuits shall be present to serve dryer and kitchen stove.
- i. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.
- j. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.kj. 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.
- l. Door bells are required for each unit with buttons next to each entry door.
- m. All plaster repair due to installation shall be general contractors responsibility.

OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

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. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.
- f. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

- a. Smoke detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- b. One smoke 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 detector shall be located on each level of the unit. On floors with bedrooms, one detector shall be located in the hallway or room outside of the bedrooms, and one detector shall be mounted inside each bedroom.
- d. The top of wall mounted smoke detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted smoke detectors shall be located at least 4" away from the nearest wall.
- e. CO detectors shall be present on every floor with gas fueled appliances and on every floor served by forced air heat. They may be separate CO detectors or combination smoke/CO detectors.
- f. 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.

TWO FAMILY STRUCTURES: Two family structures shall be wired with separate circuitry for each suite. Basements, common hallways, common stairways, common attics, common entrances and shared garages shall be wired with duplicate lighting and switches connected to the circuitry for each suite subject to code. Breaker panels for each suite shall be located

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

in common areas accessible to both suites or in each individual suite, subject to code.

Location Total: \$14,380.25**Location: 5 - Basement- Util**

Approx. Wall SF: 473

Ceiling/Floor SF: 268

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

709	DEMO--BASEMENT	1.00	RM	\$50.00	\$50.00
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Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.

Remove shower stall

Trade: 9 Environmental Rehab

Custom	ABATE ASBESTOS FLOOR TILES	25.00	SF	\$2.40	\$60.00
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There are about 25 SF of very deteriorated 9" floor tiles. Floor tiles should be tested for ACM or Presumed ACM and be properly abated by a licensed contractor before any other work proceeds in the area.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	265.00	SF	\$0.63	\$166.95
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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	470.00	SF	\$0.63	\$296.10
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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 with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.

Trade: 22 Plumbing

7115	LAUNDRY TUB--SINGLE BOWL	1.00	EA	\$130.00	\$130.00
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Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line and secure tub to wall or floor.

Location Total: \$703.05

Location: 6 - Basement - Rec

Approx. Wall SF: 445

Ceiling/Floor SF: 226

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

709	DEMO--BASEMENT	1.00	RM	\$200.00	\$200.00
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Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.

Take down drop ceiling and soffit over the mantle.

Trade: 9 Environmental Rehab

Custom		200.00	SF	\$2.40	\$480.00
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There are about 200 SF of very deteriorated 9" floor tiles. Floor tiles should be tested for ACM or Presumed ACM and be properly abated by a licensed contractor before any other work proceeds in the area.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	225.00	SF	\$0.63	\$141.75
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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	440.00	SF	\$0.63	\$277.20
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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 with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.

Location Total: \$1,098.95

Location: 7 - Stairs to 1st

Approx. Wall SF: 288

Ceiling/Floor SF: 45

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

2520	HANDRAIL-- INTERIOR--INSTALL	12.00	LF	\$5.50	\$66.00
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Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2"	60.00	SF	\$2.06	\$123.60
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Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on

Address: 5557 Beechwood Avenue

Unit: Unit 01

Location: 7 - Stairs to 1st

Approx. Wall SF: 288

Ceiling/Floor SF: 45

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

center. Run boards with long dimension horizontal. Wet sand ready for paint.

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

5931	UNDERLAY & VINYL SHEET GOODS--STAIRS	11.00	RI	\$14.00	\$154.00
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Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile for sheet goods is an acceptable alternative. Underlayment may be eliminated if treads are perfectly smooth and free of defects.

VINYL ASBESTOS TREAD COVERING REMOVAL. The following precautions must be taken if tread covering being removed is vinyl asbestos. Secure and isolate stairway. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.

Location Total: \$423.60

Location: 8 - Kitchen

Approx. Wall SF: 356

Ceiling/Floor SF: 121

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

716	DEMO--KITCHEN	1.00	AL	\$400.00	\$400.00
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Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.

Trade: 10 Carpentry

3345	DOOR--FLUSH INT, HOLLOW CORE	1.00	EA	\$130.00	\$130.00
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Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

Location: 8 - Kitchen

Approx. Wall SF: 356

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Stairs to basement.				
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	12.00	LF	\$150.00	\$1,800.00
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.	6.00	LF	\$140.00	\$840.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	12.00	LF	\$38.00	\$456.00
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.	350.00	SF	\$2.06	\$721.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	480.00	SF	\$0.40	\$192.00
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile for sheet goods is an acceptable alternative.	121.00	SF	\$4.29	\$519.09

Location: 8 - Kitchen

Approx. Wall SF: 356

Ceiling/Floor SF: 121

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

VINYL ASBESTOS FLOORCOVERING REMOVAL. The following precautions must be taken if floor covering being removed is vinyl asbestos. Secure and isolate room. Provide protective floor covering. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.

Trade: 22 Plumbing

6835 SINK--DOUBLE BOWL COMPLETE (D.I.E.) 1.00 EA \$295.00 \$295.00

Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.

Location Total: \$5,353.09

Location: 9 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 30

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

Custom CLOSET - REMOVE HARDWARE/HINGES 1.00 AL \$25.00 \$25.00

Hall cabinet is missing door. Remove remaining hinges and any hardware and finish as a stack of open shelves.

Trade: 17 Drywall & Plaster

5210 DRYWALL--PATCH 20.00 SF \$5.00 \$100.00

Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.) 230.00 SF \$0.40 \$92.00
SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5930 UNDERLAY & VINYL SHEET GOODS 30.00 SF \$4.29 \$128.70

Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk

Location: 9 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 30

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

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. The substitution of ceramic tile for sheet goods is an acceptable alternative.

VINYL ASBESTOS FLOORCOVERING REMOVAL. The following precautions must be taken if floor covering being removed is vinyl asbestos. Secure and isolate room. Provide protective floor covering. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.

Location Total: \$345.70

Location: 10 - Bathroom

Approx. Wall SF: 204

Ceiling/Floor SF: 38

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 5 Demolition & Disposal

717	DEMO--BATHROOM Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. Remove all fixtures.	1.00	AL	\$500.00	\$500.00
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Trade: 10 Carpentry

3345	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$130.00	\$130.00
3680	TUB SURROUND--PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant siliconized caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with silicone caulk.	1.00	EA	\$265.00	\$265.00
3830	MEDICINE CABINET--RECESSED Install a recessed metal cabinet with hinged plate glass mirror and two shelves. Cabinet shall be sized to fit existing opening. If installed in a new opening, cabinet shall be 16"x22" .	1.00	EA	\$72.00	\$72.00

Location: 10 - Bathroom

Approx. Wall SF: 204

Ceiling/Floor SF: 38

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3835	ACCESSORY SET--3 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
Trade: 17 Drywall & Plaster					
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.	230.00	SF	\$2.10	\$483.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	230.00	SF	\$0.40	\$92.00
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile for sheet goods is an acceptable alternative. VINYL ASBESTOS FLOORCOVERING REMOVAL. The following precautions must be taken if floor covering being removed is vinyl asbestos. Secure and isolate room. Provide protective floor covering. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations.	35.00	SF	\$4.29	\$150.15
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, 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. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.	1.00	EA	\$475.00	\$475.00
6960	BATHTUB/SHOWER--5' FIBERGLASS Remove existing tub and surround, if any. Install a 5' fiberglass	1.00	EA	\$950.00	\$950.00

Location: 10 - Bathroom

Approx. Wall SF: 204

Ceiling/Floor SF: 38

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

tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.

7012	COMMODE--REPLACE--1.3 GPF--2008 GCI	1.00	EA	\$200.00	\$200.00
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Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.

Location Total: \$3,362.15**Location: 11 - Bedroom Fr**

Approx. Wall SF: 356

Ceiling/Floor SF: 124

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

3345	DOOR--FLUSH INT, HOLLOW CORE	1.00	EA	\$130.00	\$130.00
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Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

Trade: 17 Drywall & Plaster

5210	DRYWALL--PATCH	25.00	SF	\$5.00	\$125.00
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	485.00	SF	\$0.40	\$194.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	14.00	SY	\$20.00	\$280.00
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$729.00

Location: 12 - Bedroom Rr

Approx. Wall SF: 312

Ceiling/Floor SF: 94

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

3345	DOOR--FLUSH INT, HOLLOW CORE	2.00	EA	\$130.00	\$260.00
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Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.
Entry and closet.

Trade: 17 Drywall & Plaster

5355	PATCH PLASTER	3.00	SF	\$6.82	\$20.46
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Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	400.00	SF	\$0.40	\$160.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	11.00	SY	\$20.00	\$220.00
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$660.46

Location: 13 - Living Room

Approx. Wall SF: 444

Ceiling/Floor SF: 187

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

5210	DRYWALL--PATCH	2.00	SF	\$5.00	\$10.00
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Address: 5557 Beechwood Avenue**Unit: Unit 01****Location: 13 - Living Room**

Approx. Wall SF: 444

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer. Ceiling	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	630.00	SF	\$0.40	\$252.00

Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	21.00	SY	\$20.00	\$420.00
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Location Total: \$782.00**Location: 14 - Stairs**

Approx. Wall SF: 256

Ceiling/Floor SF: 39

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.	12.00	RI	\$16.00	\$192.00
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Location Total: \$272.00**Location: 15 - Bedroom Up**

Approx. Wall SF: 588

Ceiling/Floor SF: 392

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3706	CABINETS--BUILT-IN--REPAIR	1.00	AL	\$75.00	\$75.00

Address: 5557 Beechwood Avenue**Unit: Unit 01****Location: 15 - Bedroom Up**

Approx. Wall SF: 588

Ceiling/Floor SF: 392

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

Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.

Trade: 17 Drywall & Plaster**5210 DRYWALL--PATCH**

15.00 SF \$5.00 \$75.00

Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.)**
SEE PAGE 1 FOR PAINTING REQUIREMENTS.

1,000.00 SF \$0.40 \$400.00

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

44.00 SY \$20.00 \$880.00

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

Location Total: \$1,430.00**Unit Total for 5557 Beechwood Avenue, Unit Unit 01: \$41,221.25****Address Grand Total for 5557 Beechwood Avenue: \$41,221.25****Bidder:** _____