

# SPECS BY LOCATION/TRADE

1/26/2017

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

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 1615 S Fenway, Casper (HOME)**

**Unit: Unit 01**

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
5.1	<p><b>OWNER SPECIFIED LIGHT FIXTURES</b></p> <p>Use the following light fixtures or prior approved equivalent:                      4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel                      Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel                      3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel                      Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09</p>	1.00	EA	_____	_____
5.2	<p><b>OWNER SPECIFIED MATERIALS</b></p> <p>Use the following materials or prior approved equivalent unless otherwise specified:</p> <p>Wall Paint: Behr premium plus Ivory Mist or have it matched.                      Trim &amp; Door Paint: Bright White                      Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark.                      Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205                      Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155                      Counter top: Formica, Venetian Gold, 6223-RW                      Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood                      Appliances: All appliances and electrical cover plates to be white unless noted otherwise.                      Ceramic Floor Tile: 12" x 12" DalTile, Series: Salerno, Color: Marrone Chiaro                      Ceramic Wall Tile: 6" x 6" DalTile, Series: Salerno, Color: Marrone Chiaro                      Hardware: All door hardware to be brushed nickel including hinges and stops.</p>	1.00	GR	_____	_____
11	<p><b>DISCLAIMER</b></p> <p>Wyoming Community Development Authority (WCDA) has completed a visual inspection of the property only. Use of this information is at your own risk. WCDA will not be held liable for any errors or omissions contained in the content of any inspection reports. The inspection is a visual inspection only to determine safety and health issues, visible essential repairs, visible system deficiencies, and repairs needed to preserve and protect the property. The inspection report is provided "as is" and WCDA expressly disclaims any and all warranties, express or implied, including but not limited to, any warranties of accuracy, reliability, title, merchant ability, non-infringement, fitness for a particular purpose or any other warranty, condition, guarantee or representation, whether verbal, in writing or in electronic form, including but not limited to the accuracy or</p>	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
	completeness of any information contained therein or provided by inspection. In no event shall WCDA be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of information available from the inspection.				
14	<p><b>CONTRACTOR ACCEPTS SCOPE OF WORK</b></p> <p>The undersigned contractor certifies that he/she has carefully reviewed &amp; agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ &amp; referred to as Exhibit 1. The contractor shall initial &amp; date each page of the WWU.</p> <p>x _____ Contractor Date</p>	1.00	DU	_____	_____
24	<p><b>MANUFACTURER'S SPECS PREVAIL</b></p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>	1.00	GR	_____	_____
31	<p><b>CONSTRUCTION DEFINITIONS</b></p> <p>"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>	1.00	GR	_____	_____
35	<p><b>VERIFY QUANTITIES/MEASUREMENTS</b></p> <p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	1.00	GR	_____	_____
36	<p><b>BUILDING PERMIT REQUIRED</b></p> <p>If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p>	1.00	EA	_____	_____
45	<p><b>CONTRACTOR PRE-BID SITE VISIT</b></p> <p>The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.</p>	1.00	DU	_____	_____
51	<p><b>INSURANCE REQUIREMENTS</b></p>	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
	The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.				
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
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 WCDA and Construction Specialist.	1.00	GR	_____	_____
86	<b>HOLD HARMLESS</b> The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	_____	_____
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	_____	_____
120	<b>FINAL CLEAN</b> Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.	1.00	EA	_____	_____
2031	<b>RADON EVALUATION</b> Conduct an EPA approved sampling for Radon gas in the home. Provide a written report. Complete this prior to the start of any other work.  Note: No application for payment will be honored until this spec has been completed and the written report delivered to the WCDA Construction Specialist.	1.00	EA	_____	_____
6712	<b>SEWER--SCOPE</b> Scope and record sewer line condition and provide a written report and video documentation to WCDA.	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
	Note: No application for payment will be honored until this spec has been completed and the written report delivered to the WCDA Construction Specialist.				
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>850</b>	<b>CONCRETE--GENERAL REQS.</b> All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps.of 40-100 F. All concrete shall be: free of voids and cavities; treated with a liquid curing compound and protected from the weather while curing.	1.00	EA	_____	_____
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
<b>2071</b>	<b>ASBESTOS--ACM ABATEMENT</b> Remove and dispose of asbestos containing material (ACM) following all federal, state, and local laws. Utilize persons properly trained in accordance with the rules.	1.00	EA	_____	_____
<b>9003</b>	<b>LEAD-SPECIFIC LAWS, RULES, REGULATIONS &amp; GUIDELINES</b> The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.	1.00	GR	_____	_____
<b>9023</b>	<b>CLEARANCE EXAMINATION</b> Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owne, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.	1.00	EA	_____	_____
<b>9147</b>	<b>LEAD WASTE DISPOSAL</b> Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate Category I lead waste (paint chips, stripping sludge, HEPA debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.	1.00	DU	_____	_____

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
3135	<b>DOOR HARDWARE--CUSTOM</b> Rehang all existing doors to remain using brushed nickel hinges, stops and locksets. Refer to Section 5.2 for materials.	1.00	DU	_____	_____
<b>Trade: 22</b>	<b>Plumbing</b>				
6610	<b>WATER SUPPLY--INSPECT, REPAIR</b> Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.	1.00	EA	_____	_____
6705	<b>WASTE LINES--INSPECT, REPAIR</b> Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
7430	<b>CERTIFY ELECTRIC DISTRIBUTION</b> Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, white tamper resistant devices and fixtures. The service panel shall conform to code. Replace all nonfunctional light bulbs in the unit. Install or replace any smoke detectors required by code. All loose and exposed wiring, as well as open splices shall be placed in junction boxes. Ground all groundable outlets. If ground is not present and outlet is 3 prong, replace with GFCI or 2 prong outlet.	1.00	EA	_____	_____
<b>Trade: 24</b>	<b>Extermination</b>				
8303	<b>INSPECT &amp; PROVIDE TERMITE REPORT</b> Inspect and provide termite report for the property prior to the start of any other work. Note: No application for payment will be honored until this spec has been completed and the written report delivered to the WCDA Construction Specialist.	1.00	DU	_____	_____

Location Total: \_\_\_\_\_

**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
3216	<b>DOOR--OVERHEAD DOOR REPLACE</b> Remove existing overhead garage door, tracks, guides, motor, and drive system. Replace with aluminum sectional over head	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
	garage door. Install tracks, motor, guides, electric safety eye, and drive system at existing opening. Provide 2 remotes controllers. Must meet current local building codes.				
4399	<b>ROOF INSPECTION</b> Inspect, repair and certify roof for at least 3 years.	1.00	EA	_____	_____
<b>Trade: 4 Site Work</b>					
520	<b>FOUNDATION DRAINAGE SYSTEM</b> Excavate a 16" wide by footer-depth trench at foundation wall along front and south side of structure--refer to Drawing #2A. Allow exposed foundation wall to dry. Apply 2 coats of asphalt-based water proofing to all exposed foundation surfaces. Lay two 4" perforated drain pipes, over 6 mil plastic to drain to south and east of trench. Fill trench w/ 2" or larger stone to 3" above grade.	120.00	LF	_____	_____
615	<b>METAL STORAGE SHED</b> Remove and dispose of existing compost bin west of the carport in the backyard. Level surface and install a 10'x 8'x 6' high or 10'x 10'x 6' high, corrugated steel storage shed on 4"x4" preservative treated sleepers. Bolt shed to sleepers and construct to manufacturer's specifications.	1.00	EA	_____	_____
<b>Trade: 5 Demolition &amp; Disposal</b>					
Custom	<b>DEMO EXISTING REAR PORCH &amp; COVER</b> Remove and properly dispose of the concrete flatwork, cover structure, storage shed and other associated assemblies at the rear of the residence including rear entry steps and landing. Leave in place any equipment pads. Rake area clean and remove all fasteners and debris. Grade yard smooth with positive drainage away from the house and downslope.	1.00	EA	_____	_____
<b>Trade: 6 Concrete &amp; Paving</b>					
855	<b>DEMO CONCRETE</b> Break up concrete driveway and flatwork along north and south sides of structure. Remove off site to code legal dump.	125.00	SF	_____	_____
980	<b>DRIVEWAY--CONCRETE</b> Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas. Price to include removal and proper disposal of existing concrete, if applicable.	300.00	SF	_____	_____
1045	<b>STEPS AND LANDINGS--CONCRETE</b> Temporarily support porch overhang. Demolish and remove existing concrete front entry steps and landing. Level & compact to 85% a well drained subgrade. Reinforce with 6x6 welded wire fabric. Form and pour 4000 psi, 3% air entrained, concrete steps on 12"x12" continuous footing, leading to a	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
	4'x16" front landing (replace existing.) Steps shall be uniform and even, 3' wide, 7-3/4" rise and 10" run. Cure with a sprayable membrane. Broom finish across direction of traffic and remove forms. Fill gap between steps/landing and foundation with concrete caulk atp waterproof barrier.				
<b>Custom</b>	<b>CONCRETE WALKWAYS</b>	90.00	LF	_____	_____
	Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade along sides of house as indicated on Drawing #2A. Form and pour 3000 psi air entrained concrete, 4" thick by 3' wide walkway. Provide #10 welded wire mesh, expansion joints at 4' intervals, and a broom finish surface that directs water in a positive manner away from the building. Remove forms. Regrade and seed disturbed areas. Fill gap between walkway and foundation with concrete caulk to form a water proof barrier.				
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2835</b>	<b>WINDOW WELL</b>	2.00	EA	_____	_____
	Replace existing front window wells. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. Provide well fitting, securely fastened transparent well covers.				
<b>3150</b>	<b>DOOR--EXTERIOR PANELED</b>	1.00	EA	_____	_____
	Dispose of existing rear Garage man door. Install a 1-5/8", 1/2 lite, 2 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include interior and exterior casing, three 3"x4" butt hinges, interlocking threshold, and weatherstripping.				
<b>3185</b>	<b>DOOR--PREHUNG METAL ENTRANCE</b>	1.00	EA	_____	_____
	Dispose of front entry door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.				
<b>3210</b>	<b>STORM DOOR--ALUMINUM</b>	2.00	EA	_____	_____
	Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish at front entry and garage man door.				
<b>3558</b>	<b>COVERED COMPOSITE DECK</b>	150.00	SF	_____	_____
	Refer to Drawing #2A for location of back yard deck. Construct a covered deck with a preservative treated wood substructure and composite decking. Install 12" masonry piers to below the frost line formed with standard cardboard tube styel forms sufficient to support the structure. Framing attached to the concrete piers shall be isolated from the concrete using Simpson StrongTie (or similar) connectors. Install 2"x 10" joists and headers framed on 16 inch centers with 4"x 4" posts for roof. Ledger boards attached to the building shall be securely lagged to the structure with flashing that shed water from the building's cladding over the ledger. The roof shall be flashed to the building cladding in a manner that does not rely upon				

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	sealants. Install a roof structure to cover the deck with a minimum 12" overhang with minimum 2"x 8" rafters, 5/8" plywood deck, fiberglass shingles, and aluminum gutter and downspouts. Framing shall not be assembled in a manner that traps moisture and encourages deterioration. Trim the perimeter of the deck with a composite skirt board to match the decking. All structural lumber shall be preservative treated and decking shall be composite such as TREX. Provide steps as needed to grade on east side of deck, coordinate position with WCDA Construction Specialist.				
3885	<b>MAILBOX</b> Cover and seal existing mail slot beside Garage overhead door. Install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock adjacent to front entry door.	1.00	EA	_____	_____
<b>Trade: 15 Roofing</b>					
4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b> Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color: white.	100.00	LF	_____	_____
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> Dispose of existing downspouts. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center. Provide extensions and/or splashblocks to assure drainage water is directed away from foundation.	50.00	LF	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5656	<b>PREP &amp; PAINT EXTERIOR SIDING</b> Rinse all surfaces with a hose. Caulk and fill holes and cracks. Spot prime and top coat siding with owner's choice of premixed acrylic latex.	1.00	DU	_____	_____
5676	<b>PREP &amp; PAINT EXTERIOR TRIM &amp; SOFFIT--LF</b> Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim including soffits. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with owner's choice of acrylic latex semi-gloss.	350.00	LF	_____	_____
5685	<b>PREP &amp; PAINT PORCH</b> Scrape all loose, peeling, cracked, blistered paint from porch, including floor, railing ceiling, posts and trim. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Caulk all cracks. Spot prime and top coat with owner's choice of premixed acrylic latex.	75.00	SF	_____	_____
<b>Trade: 23 Electric</b>					
8165	<b>ENTRANCE LIGHT FIXTURE--REPLACE</b> Remove existing exterior light fixtures at front and rear entry and adjacent to Garage door. Replace with new exterior, waterproof, fixtures.	3.00	EA	_____	_____



Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Location Total: \_\_\_\_\_

Location: 3 - Living Room

Approx. Wall SF: 416

Ceiling/Floor SF: 169

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

**2350 FLOOR--REFINISH WOOD** 175.00 SF \_\_\_\_\_

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room. Include floor in front closet.

**2979 VINYL SLIDING DOUBLE GLAZED WINDOWS** 1.00 EA \_\_\_\_\_

Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl fixed center pane with sliding windows on each side, including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.

**4010 CLOSET POLE** 1.00 EA \_\_\_\_\_

Field measure and install 1-1/2" diameter wood closet pole and sockets.

**4015 CLOSET SHELF** 1.00 EA \_\_\_\_\_

Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.

**Custom OPEN BOOKSHELF--REMOVE DIVIDERS** 1.00 EA \_\_\_\_\_

At the open book shelf on the north wall of the Living Room, remove vertical dividers, patch repair interior surface as necessary to provide a clean, smooth surface ready for paint.

Trade: 18 Ceramic Tile

**5425 CERAMIC FLOOR TILE** 16.00 SF \_\_\_\_\_

Remove existing tile at front entry. Using adhesive, lay ceramic floor tile at entry and extend into adjacent coat closet. Install a 3" marble threshold at door. After at least 24 hours drying time, apply SpectraLOCK® PRO Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations. Provide transition edging.

Trade: 19 Paint &amp; Wallpaper

**5565 PREP & PAINT VACANT ROOM** 175.00 SF \_\_\_\_\_

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

**Location: 3 - Living Room**

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	Assure all cover/switch plates match.				
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6330</b>	<b>REGISTER--REPLACE</b>	2.00	EA	_____	_____
	Replace missing supply register with an adjustable metal register. Replace missing return register.				
<b>Trade: 23</b>	<b>Electric</b>				
<b>7740</b>	<b>LIGHT FIXTURE AND SWITCH</b>	1.00	EA	_____	_____
	Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a switch with cover plate located at the strike side of the door. Fish wire and repair all tear out.				
<b>Location Total:</b>					_____

**Location: 4 - Dining Room**

Approx. Wall SF: 304

Ceiling/Floor SF: 88

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2979</b>	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b>	1.00	EA	_____	_____
	Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.				
<b>3345</b>	<b>DOOR--INT, HOLLOW CORE--RAISED PANEL</b>	2.00	EA	_____	_____
	Refer to Drawing #1A. Cut and frame two new doorways: one for access to pantry; one for access to stairway. Install a raised panel, hollow core, masonite door on in each doorway. Include passage lockset and 2 butt hinges.				
<b>Custom</b>	<b>RECONFIGURE BACK ENTRY</b>	1.00	EA	_____	_____
	Refer to Drawing #1A. Infill existing door opening to closet and construct partition wall between entry and stair using 2 x 4 studs. Attach 1/2" gyp board to both sides of infill and partition, tape, mud texture ready for paint. Provide any baseboard and trim (match existing) required to provide a consistent and clean appearance. Raise floor in closet to match that of Dining Room. Note: Rear entry to receive same vinyl flooring as rest of Dining Room.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5565</b>	<b>PREP &amp; PAINT VACANT ROOM</b>	100.00	SF	_____	_____
	Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors &				

**Location: 4 - Dining Room**

Approx. Wall SF: 304

Ceiling/Floor SF: 88

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

windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

Assure all cover/switch plates match.

**Trade: 20 Floor Coverings**

<b>5920</b>	<b>UNDERLAY AND VINYL COMPOSITION TILE</b>	100.00	SF	_____	_____
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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. Fill seams with a manufacturer approved filler. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

**Trade: 21 HVAC**

<b>6330</b>	<b>REGISTER--REPLACE</b>	1.00	EA	_____	_____
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Replace missing or damaged register with an adjustable metal register.

**Trade: 23 Electric**

<b>7730</b>	<b>LIGHT FIXTURE--REPLACE</b>	1.00	EA	_____	_____
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Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.

**Location Total:** \_\_\_\_\_

**Location: 5 - Kitchen**

Approx. Wall SF: 320

Ceiling/Floor SF: 99

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

<b>2979</b>	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b>	1.00	EA	_____	_____
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Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.

<b>3705</b>	<b>CABINETS--REPAIR</b>	30.00	LF	_____	_____
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Repair base and hanging cabinets by rehanging plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with detergent.

<b>3750</b>	<b>COUNTER TOP--FORMICA</b>	14.00	LF	_____	_____
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Dispose of counter tops. Field measure and screw to existing base cabinets post formed, formica counter tops with integral backsplash. Provide cutout for sink. See General Conditions for specified color.

Location: 5 - Kitchen

Approx. Wall SF: 320

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
<b>Trade: 17 Drywall &amp; Plaster</b>					
5210	<b>DRYWALL--PATCH--LARGE</b> Remove existing ceiling exhaust fan and patch hole in ceiling. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	2.00	SF	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5555	<b>PREP/PAINT KITCHEN--SEMI GLOSS</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets. Assure all cover plates in room are matching in color and style.	1.00	RM	_____	_____
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color. Flooring to match Dining Room.	100.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
6330	<b>REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					
6810	<b>FAUCET--KITCHEN SINGLE LEVER--2.0 GPM</b> Install a single lever, washerless, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location: 5 - Kitchen

Approx. Wall SF: 320

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

7750	<b>FLUORESCENT LIGHT FIXTURE</b> Install an under cabinet fluorescent fixture with acrylic diffuser and energy efficient ballast above sink. Use existing switch.	1.00	EA	_____	_____
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Trade: 25 Appliances

8440	<b>ELECTRIC RANGE</b> Dispose of old stove. Install a 30" wide electric stove including oven and electrical connections. Product to be Owner specified GE Appliances model # JBS55DM or prior approved equivalent. Color to be selected by owner	1.00	EA	_____	_____
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8452	<b>MICROWAVE--900 WATT/1.2 CU FT</b> Install a 30" wide 1,000 watt, 1.6 cu ft microwave & exterior range hood combination unit such as the Whirlpool WMH1163XVB. The unit will have a glass turntable and a minimum 150 cfm exhaust at a maximum of 10 sones. Color: white. Utilize existing duct work from ceiling mount exhaust fan.	1.00	EA	_____	_____
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8475	<b>REFRIGERATOR--18 CF--ENERGY STAR</b> Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.	1.00	EA	_____	_____
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8491	<b>DISHWASHER--2 CYCLE--ENERGY STAR</b> Provide and install a 24", 2 cycle (minimum), built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Frigidaire, Model# FBD2400KW - or - GE Model# GSD2100VWW. Color to be selected by owner.	1.00	EA	_____	_____
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8500	<b>DISPOSAL--1/2 HP</b> Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 6 - Hall

Approx. Wall SF: 272

Ceiling/Floor SF: 42

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

2350	<b>FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	50.00	SF	_____	_____
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4010	<b>CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
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4015	<b>CLOSET SHELF</b>	2.00	EA	_____	_____
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Location: 6 - Hall

Approx. Wall SF: 272

Ceiling/Floor SF: 42

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

Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.

Trade: 19 Paint &amp; Wallpaper

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	50.00	SF	_____	_____
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Trade: 21 HVAC

6330	<b>REGISTER--REPLACE</b> Replace missing return register with a metal register.	1.00	EA	_____	_____
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Trade: 23 Electric

7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
8040	<b>DOORBELL--REPAIR</b> Replace damaged or missing components, splice wire and repair door buzzer system to function correctly.	1.00	EA	_____	_____

Location Total: \_\_\_\_\_

Location: 7 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 70

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

2979	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b> Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.	1.00	EA	_____	_____
3285	<b>LOCKSET--BATHROOM</b> Install a brushed nickel privacy lockset.	1.00	EA	_____	_____
3346	<b>DOOR--INT, HOLLOW CORE--NON-PANELED</b> Install a non-paneled hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. Include new casing on both sides of doorway.	1.00	EA	_____	_____
3825	<b>MEDICINE CABINET--SURF MOUNT 16X22</b>	1.00	EA	_____	_____

Location: 7 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 70

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.				
3835	<b>ACCESSORY SET--4 PIECE</b> Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____
4015	<b>CLOSET SHELF</b> Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	5.00	EA	_____	_____
<b>Trade: 18 Ceramic Tile</b>					
5420	<b>CERAMIC TUB SURROUND</b> Remove existing ceramic tile, shower insert and shower door tracks. Install 4"x 4" ceramic wall tile & preformed trim over 1/2" fiberglass reinforced portland cement board with troweled adhesive. After 24 hours drying time, apply latex based, portland cement grout. Remove all excess grout & apply mildew resistant white silicone caulk at all seams, fixture lips & pipe penetrations. Create a tub surround to 6' off finish floor. Install Owner specified materials and color.	60.00	SF	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5560	<b>PREP &amp; PAINT BATHROOM</b> Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.	1.00	RM	_____	_____
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	75.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
6330	<b>REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					

Location: 7 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 70

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
6900	<b>VANITY--24" COMPLETE</b> Install a 24" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	_____	_____
6945	<b>BATHTUB--5' STEEL COMPLETE</b> Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 6122 water saving shower head.	1.00	EA	_____	_____
7010	<b>COMMODE--REPLACE</b> Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.	1.00	EA	_____	_____

Trade: 23 Electric

7731	<b>LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
7818	<b>FIXTURE--LIGHT, VENT</b> Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1.00	EA	_____	_____

Location Total: \_\_\_\_\_

Location: 8 - Rear Bedroom

Approx. Wall SF: 320

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
2350	<b>FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	100.00	SF	_____	_____
2979	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b> Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete. One window must meet egress requirements.	2.00	EA	_____	_____
4010	<b>CLOSET POLE</b>	1.00	EA	_____	_____



Location: 8 - Rear Bedroom

Approx. Wall SF: 320

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
4015	<p>Field measure and install 1-1/2" diameter wood closet pole and sockets.</p> <p><b>CLOSET SHELF</b></p> <p>Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.</p>	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5483	<p><b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b></p> <p>Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors &amp; windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.</p> <p>All plate covers to match in color and style.</p>	100.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
6330	<p><b>REGISTER--REPLACE</b></p> <p>Replace missing or damaged register with an adjustable metal register.</p>	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
7730	<p><b>LIGHT FIXTURE--REPLACE</b></p> <p>Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.</p>	1.00	EA	_____	_____
<b>Location Total:</b>					_____

Location: 9 - Front Left Bedroom

Approx. Wall SF: 320

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2350	<p><b>FLOOR--REFINISH WOOD</b></p> <p>Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.</p>	100.00	SF	_____	_____
2979	<p><b>VINYL SLIDING DOUBLE GLAZED WINDOW</b></p> <p>Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for</p>	2.00	EA	_____	_____

**Location: 9 - Front Left Bedroom**

Approx. Wall SF: 320

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	bathroom windows. Clean the glass when complete. One window must meet egress requirements.				
4010	<b>CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	<b>CLOSET SHELF</b> Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	1.00	EA	_____	_____

**Trade: 19 Paint & Wallpaper**

5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.  All plate covers to match in color and style.	100.00	SF	_____	_____
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**Trade: 21 HVAC**

6330	<b>REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
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**Trade: 23 Electric**

7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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**Location Total:** \_\_\_\_\_**Location: 10 - Center Front Bedroom**

Approx. Wall SF: 288

Ceiling/Floor SF: 80

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
2350	<b>FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	100.00	SF	_____	_____

Location: 10 - Center Front Bedroom

Approx. Wall SF: 288

Ceiling/Floor SF: 80

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2979	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b> Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete. This window must meet egress requirements.	1.00	EA	_____	_____
4010	<b>CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	<b>CLOSET SHELF</b> Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	2.00	EA	_____	_____

**Trade: 19      Paint & Wallpaper**

5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. All plate covers to match in color and style.	100.00	SF	_____	_____
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**Trade: 21      HVAC**

6330	<b>REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
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**Trade: 23      Electric**

7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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**Location Total:** \_\_\_\_\_

Location: 11 - Stairs

Approx. Wall SF: 594

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 11 - Stairs

Approx. Wall SF: 594

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2520	<b>HANDRAIL--REPLACE INTERIOR</b> Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.	14.00	LF	_____	_____
3420	<b>ATTIC ACCESS</b> Cut and frame an attic access hatch entry with a clear opening of at least 24"x24" above top stair landing. Sheath the sides of the entry opening with 1/2" plywood to maintain a dam capable of holding back 12" of blown-in insulation. Make a hatch door of 1/2" plywood and attach 6" of foil faced polyisocyanurate foam board with the edges of the foam board sealed with aluminum foil tape. Trim the opening with casing to match room using the casing to create a lip to support the hatch door. Caulk all seams in the assembly with low VOC caulk. Weatherstrip with adhesive faced foam weatherstripping tape on the top edge of the casing that supports the door to create an airtight seal.	1.00	EA	_____	_____
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.  All plate covers to match in color and style.	75.00	SF	_____	_____
<b>Trade: 20      Floor Coverings</b>					
5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	75.00	SF	_____	_____
<b>Trade: 23      Electric</b>					
7717	<b>FIXTURE AND 3-WAY SWITCHES--2 FIXTURES</b> Install 2 ceiling mounted light fixtures, one at top of stairs and	1.00	EA	_____	_____

Location: 11 - Stairs

Approx. Wall SF: 594

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	<b>Electric</b>				

one at bottom of stairs. Install a pair of 3-way switches with cover plates mounted at top and bottom of stairwell no more than 48" above the floor to serve new fixtures. Fish wire and repair all tear out.

Location Total: \_\_\_\_\_

Location: 12 - Family Room

Approx. Wall SF: 576

Ceiling/Floor SF: 299

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				

2984	<b>VINYL WINDOW-BASEMENT</b> Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.	1.00	EA	_____	_____
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Custom	<b>SEAL &amp; REPAIR EXTERIOR WALL</b> Remove furring strips and tar paper from interior surface of west foundation wall. Clean and fill any and all significant cracking with waterproof concrete caulk/filler. Seal exposed surface with waterproof concrete sealant.	1.00	EA	_____	_____
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Custom	<b>FUR &amp; INSULATE FOUNDATION WALL</b> Fur out west wall with 2 x 6 studs. Insulate cavities with r-19 batt. Install 5/8" gyp board covering, tape, apply joint compound, feather edges, sand smooth, texture ready to paint. Provide baseboard to match existing, frame out existing window and provide wooden sill ready to paint.	220.00	SF	_____	_____
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Custom	<b>PROVIDE DOOR/COVER FOR SUMP PIT</b> Construct from 3/4" finish plywood a door with two hinges and latching device to cover opening to sump pit, primed and ready to paint.	1.00	EA	_____	_____
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Trade: 17 **Drywall & Plaster**

5210	<b>DRYWALL--PATCH--LARGE</b> Cut back defective gypsum to expose half of the studs on each side of the hole near stair. Cut and tightly fit drywall patch. Glue and nail or screw patch. Repair/replace missing gyp board in southwest corner of room. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	22.00	SF	_____	_____
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5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywal ceilingl. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	350.00	SF	_____	_____
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Trade: 19 **Paint & Wallpaper**

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet	350.00	SF	_____	_____
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Location: 12 - Family Room

Approx. Wall SF: 576

Ceiling/Floor SF: 299

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. All cover plates in room to match in color and style.				
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebound pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	350.00	SF	_____	_____
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6325</b>	<b>HEAT DUCT AND REGISTER</b> Seal off existing supply duct and install low velocity insulated metal or flexible duct work from main trunk to floor or wall register on west wall.	1.00	EA	_____	_____
<b>6330</b>	<b>REGISTER--REPLACE</b> Replace missing heat register in hall between back rooms with an adjustable metal register.	1.00	EA	_____	_____
<b>6349</b>	<b>DUCTWORK, CUSTOM</b> Eliminate existing return "duct" and install a metal or flexible return duct to service basement along top of east wall.	1.00	EA	_____	_____
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>7140</b>	<b>SUMP PUMP--REPLACE</b> Install a 1/2 horsepower, submersible sump pump in the existing pit. Test system. Repair electric lines, discharge tube or redig pit to allow pump to operate properly. Ejection pipe to be routed under garage slab to daylight on north side of house--conslutl with WCDA Construction Specialist.	1.00	EA	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
<b>7730</b>	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	2.00	EA	_____	_____

Location Total: \_\_\_\_\_

Location: 13 - South East Room

Approx. Wall SF: 320

Ceiling/Floor SF: 99

Location: 13 - South East Room

Approx. Wall SF: 320

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2866	<b>CREATE EGRESS WINDOW</b> Remove existing window. Cut foundation wall as needed to allow for the installation of an egress window. Install a vinyl slider, double glazed, window, plumb, level, and caulk to ensure a leak free, water tight, sealed installation. Provide a screen. Replace window casing at interior and exterior. Provide a new window well, cover, and an emergency escape ladder. New window must meet current local building codes.	1.00	EA	_____	_____
<b>Trade: 17      Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall on west wall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	90.00	SF	_____	_____
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. All plate covers to match in color and style.	1.00	SF	_____	_____
<b>Trade: 20      Floor Coverings</b>					
5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	120.00	SF	_____	_____
<b>Trade: 21      HVAC</b>					
6330	<b>REGISTER--REPLACE</b> Replace missing or damaged ceiling mounted heat register with an adjustable metal register.	1.00	EA	_____	_____
<b>Trade: 23      Electric</b>					

Location: 13 - South East Room

Approx. Wall SF: 320

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23 Electric</b>					
7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
<b>Location Total:</b>					_____

Location: 14 - Utility Room

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
Custom	<b>DEMO EXISTING CLOSET</b> Refer to Drawing #1B. Demolish and remove existing closet serving Office along north wall. Reinforce framing of wall as necessary to receive gyp board. Mount 1/2" gyp board on exposed wall, tape, mud and prep for paint.	12.00	LF	_____	_____
<b>Trade: 10 Carpentry</b>					
2981	<b>VINYL WINDOW-BASEMENT</b> Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.	1.00	EA	_____	_____
3346	<b>DOOR--INT, HOLLOW CORE--NON-PANELED</b> Install a non-paneled hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
<b>Trade: 21 HVAC</b>					
6021	<b>FURNACE INSPECTION</b> Inspect furnace, clean and replace all filters	1.00	EA	_____	_____
6044	<b>COMBUSTION AIR</b> Provide code compliant combustion air for furnace in Utility Room.	1.00	EA	_____	_____
6415	<b>DRYER VENT</b> Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. <a href="http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571">http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571</a> . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Custom	<b>REPLACE VIBRATION DAMPER IN MAIN RETURN DUCT AT FURNACE</b> Replace existing fabric damper with rubberized fabric damper. Properly dispose of existing material.	1.00	EA	_____	_____



## Location: 14 - Utility Room

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
7070	<b>WATER HEATER--40 GALLON GAS</b> Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	1.00	EA	_____	_____
7120	<b>DRIPLESS CENTER--WASHER HOOK UP</b> Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. Remove drain plug at conclusion of construction and place tape over hole to protect opening.	1.00	EA	_____	_____
<b>Location Total:</b>				_____	_____

## Location: 15 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
9477	<b>VINYL BASEMENT WINDOW</b> After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of entire basement window and jamb. Reframe opening with 2" x 8" casing and install an awning or slider type single glazed window with a piggyback storm window. Retrim opening with 1" x 4" casing. Prime and top coat wood with premium acrylic latex.	1.00	EA	_____	_____
<b>Trade: 10</b>	<b>Carpentry</b>				
2415	<b>SHOE MOLDING</b> Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.	25.00	LF	_____	_____
3360	<b>DOOR--PREHUNG PASSAGE--SPLIT JAMB</b> Install a 1-3/8" prehung, flush, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.	1.00	EA	_____	_____
3825	<b>MEDICINE CABINET--SURF MOUNT 16X22</b> Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
3835	<b>ACCESSORY SET--4 PIECE</b> Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and	60.00	SF	_____	_____

Location: 15 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.  All plate covers to match in color and style.				
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5930</b>	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b>	55.00	SF	_____	_____
	Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.				
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6330</b>	<b>REGISTER--REPLACE</b>	1.00	EA	_____	_____
	Replace missing or damaged ceiling mounted heat register with an adjustable metal register.				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6900</b>	<b>VANITY--24" COMPLETE</b>	1.00	EA	_____	_____
	Install a 24" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.				
<b>6965</b>	<b>SHOWERSTALL--FIBERGLASS</b>	1.00	EA	_____	_____
	Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.				
<b>7010</b>	<b>COMMODE--REPLACE</b>	1.00	EA	_____	_____
	Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.				
<b>Trade: 23</b>	<b>Electric</b>				

**Location: 15 - Bathroom**

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
7731	<b>LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
7818	<b>FIXTURE--LIGHT, VENT</b> Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1.00	EA	_____	_____
<b>Location Total:</b>				_____	_____

**Location: 16 - South West Room**

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
Custom	<b>DEMO EXISTING CLOSETS</b> Refer to Drawing #1B. Demolish and remove existing closets along east wall. Reinforce framing of wall as necessary to receive gyp board.	15.00	LF	_____	_____
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
9477	<b>VINYL BASEMENT WINDOW</b> After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of entire basement window and jamb. Reframe opening with 2" x 8" casing and install an awning or slider type single glazed window with a piggyback storm window. Retrim opening with 1" x 4" casing. Prime and top coat wood with premium acrylic latex.	1.00	EA	_____	_____
<b>Trade: 10</b>	<b>Carpentry</b>				
Custom	<b>FUR &amp; INSULATE FOUNDATION WALL</b> Fur out west wall with 2 x 6 studs. Insulate cavities with r-19 batt. Install 5/8" gyp board covering, tape, apply joint compound, feather edges, sand smooth, texture ready to paint. Provide baseboard to match existing, frame out existing window and provide wooden sill ready to paint.	75.00	SF	_____	_____
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall on east wall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	90.00	SF	_____	_____

Location: 16 - South West Room

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. All plate covers to match in color and style.	120.00	SF	_____	_____

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebound pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	120.00	SF	_____	_____
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**Trade: 21 HVAC**

6330	<b>REGISTER--REPLACE</b> Replace missing or damaged ceiling mounted heat register with an adjustable metal register.	1.00	EA	_____	_____
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**Trade: 23 Electric**

7730	<b>LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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**Location Total:** \_\_\_\_\_

Location: 17 - Office

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9 Environmental Rehab</b>					
9477	<b>VINYL BASEMENT WINDOW</b> After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of entire basement window and jamb. Reframe opening with 2" x 8" casing and install an awning or slider type single glazed window with a piggyback storm window. Retrim opening with 1" x 4" casing. Prime and top	1.00	EA	_____	_____

Location: 17 - Office

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
	coat wood with premium acrylic latex.				
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3255</b>	<b>DOOR--REMOVE</b> Dispose of interior door. Infill door opening with 2 x 4 studs. Attach 1/2" gyp board on both sides, tape, mud feather smooth and texture ready to paint. Supply base board to match existing in office.	1.00	EA	_____	_____
<b>3345</b>	<b>DOOR--INT, HOLLOW CORE--RAISED PANEL</b> Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
<b>3360</b>	<b>DOOR--PREHUNG PASSAGE--SPLIT JAMB</b> Cut and frame new door opening to Living Room (refer to Drawing #1B.) Install a 1-3/8" prehung, flush, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.	1.00	EA	_____	_____
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5270</b>	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall on south wall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	80.00	SF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5483</b>	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.  All plate covers to match in color and style.	120.00	SF	_____	_____
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified	120.00	SF	_____	_____

Location: 17 - Office

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	carpet.				
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6330</b>	<b>REGISTER--REPLACE</b>	1.00	EA	_____	_____
	Replace missing or damaged ceiling mounted heat register with an adjustable metal register.				
<b>Trade: 23</b>	<b>Electric</b>				
<b>7730</b>	<b>LIGHT FIXTURE--REPLACE</b>	1.00	EA	_____	_____
	Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.				

Location Total: \_\_\_\_\_

Location: 18 - Garage

Approx. Wall SF: 680

Ceiling/Floor SF: 240

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>Custom</b>	<b>REPLACE GARAGE SLAB</b>	250.00	SF	_____	_____
	Break up and remove existing concrete floor. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick slab. Provide #10 welded wire mesh. Price to include removal and proper disposal of existing concrete. Note: consult with WCDA Construction Specialist to determine routing of sump ejection pipe prior to pouring slab.				
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2979</b>	<b>VINYL SLIDING DOUBLE GLAZED WINDOW</b>	1.00	EA	_____	_____
	Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.				
<b>3145</b>	<b>DOOR--EXTERIOR FLUSH--SOLID CORE</b>	1.00	EA	_____	_____
	Install a 1-5/8" solid core, flush panel, exterior wood door with entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, vinyl bulb threshold, spring metal weatherstripping. Prime and topcoat.				
<b>Custom</b>	<b>INSTALL TYPE X GYPSUM BOARD</b>	250.00	SF	_____	_____
	Install 5/8" type x gypsum board on common wall with residence to provide code compliant fire barrier. Fire seal all penetrations. Cover existing attic access.				

Location Total: \_\_\_\_\_

Address: 1615 S Fenway, Casper (HOME)

Unit: Unit 01

Location: 19 - Attic

Approx. Wall SF: 480

Ceiling/Floor SF: 864

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4924	<b>INSULATION--INCREASE TO R-49</b> Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-49.	980.00	SF	_____	_____

Location Total: \_\_\_\_\_

Unit Total for 1615 S Fenway, Casper (HOME) , Unit Unit 01: \_\_\_\_\_

Address Grand Total for 1615 S Fenway, Casper (HOME) : \_\_\_\_\_

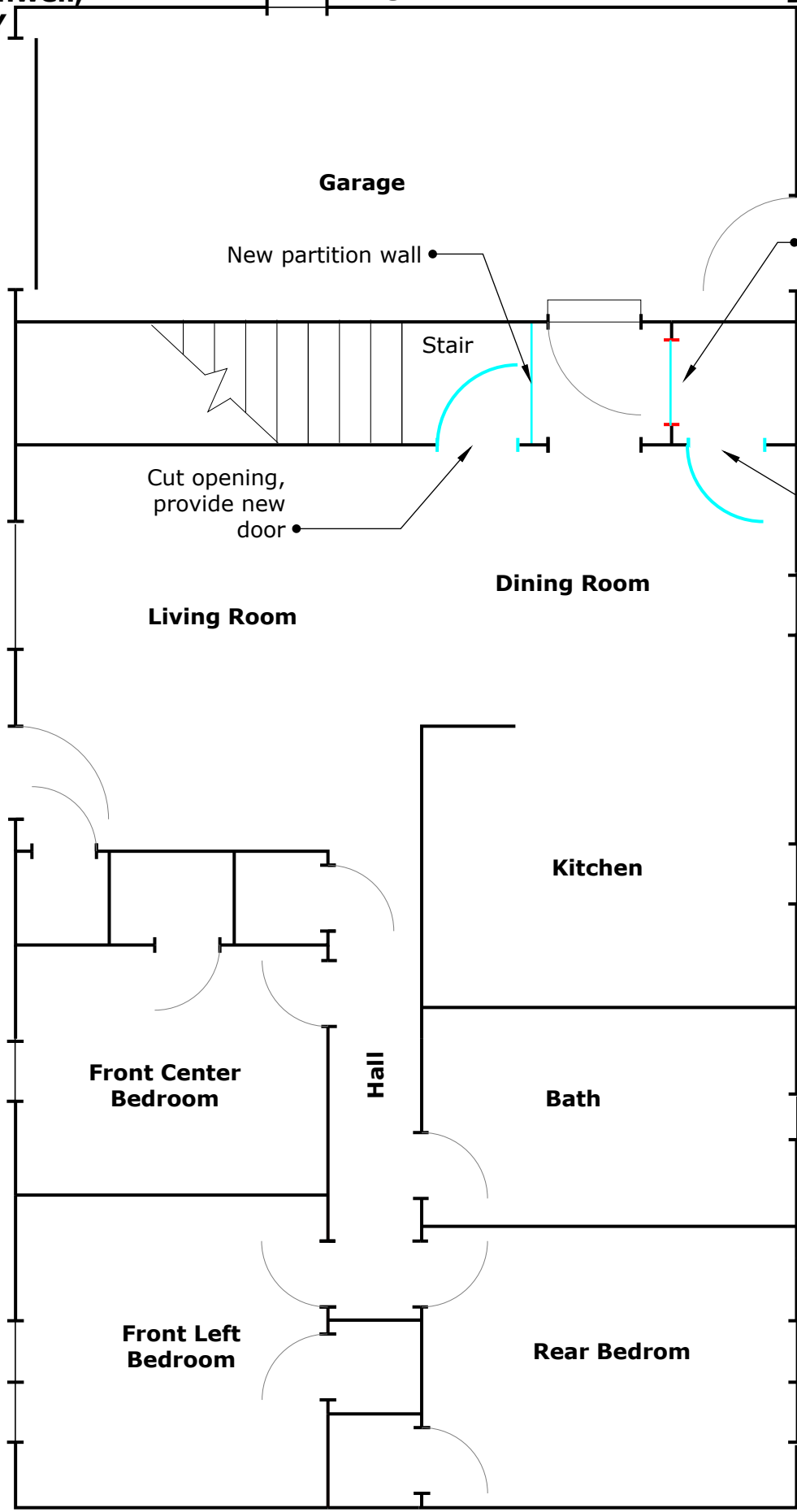
Bidder: \_\_\_\_\_

1247 S. Conwell,  
Casper, WY

WCDA

Drawing #1A

NORTH  
**Main Floor**



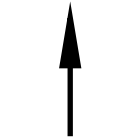
**Note:** Drawing is schematic only.



1247 S. Conwell,  
Casper, WY

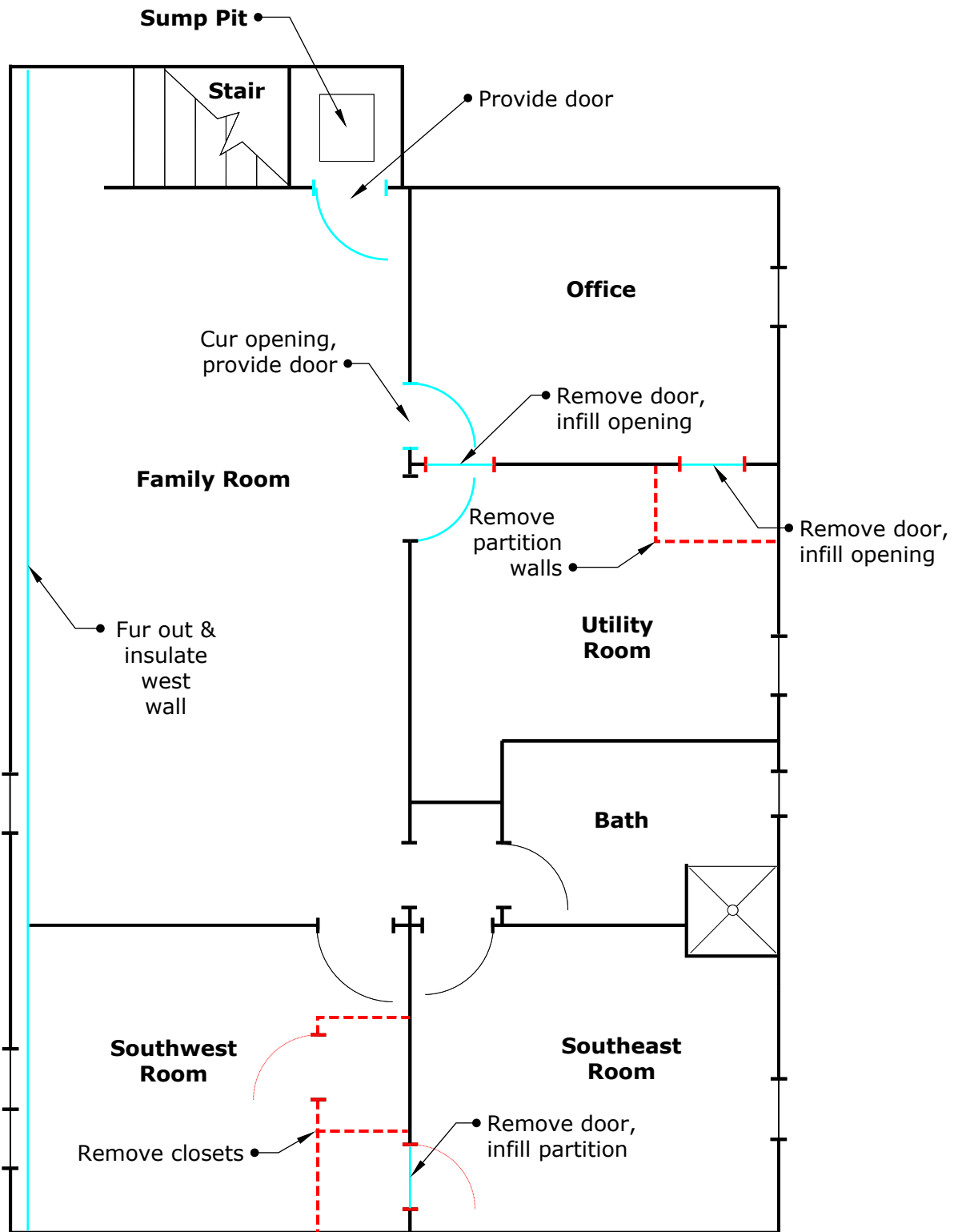
WCDA

Drawing #1B



NORTH

**Basement**

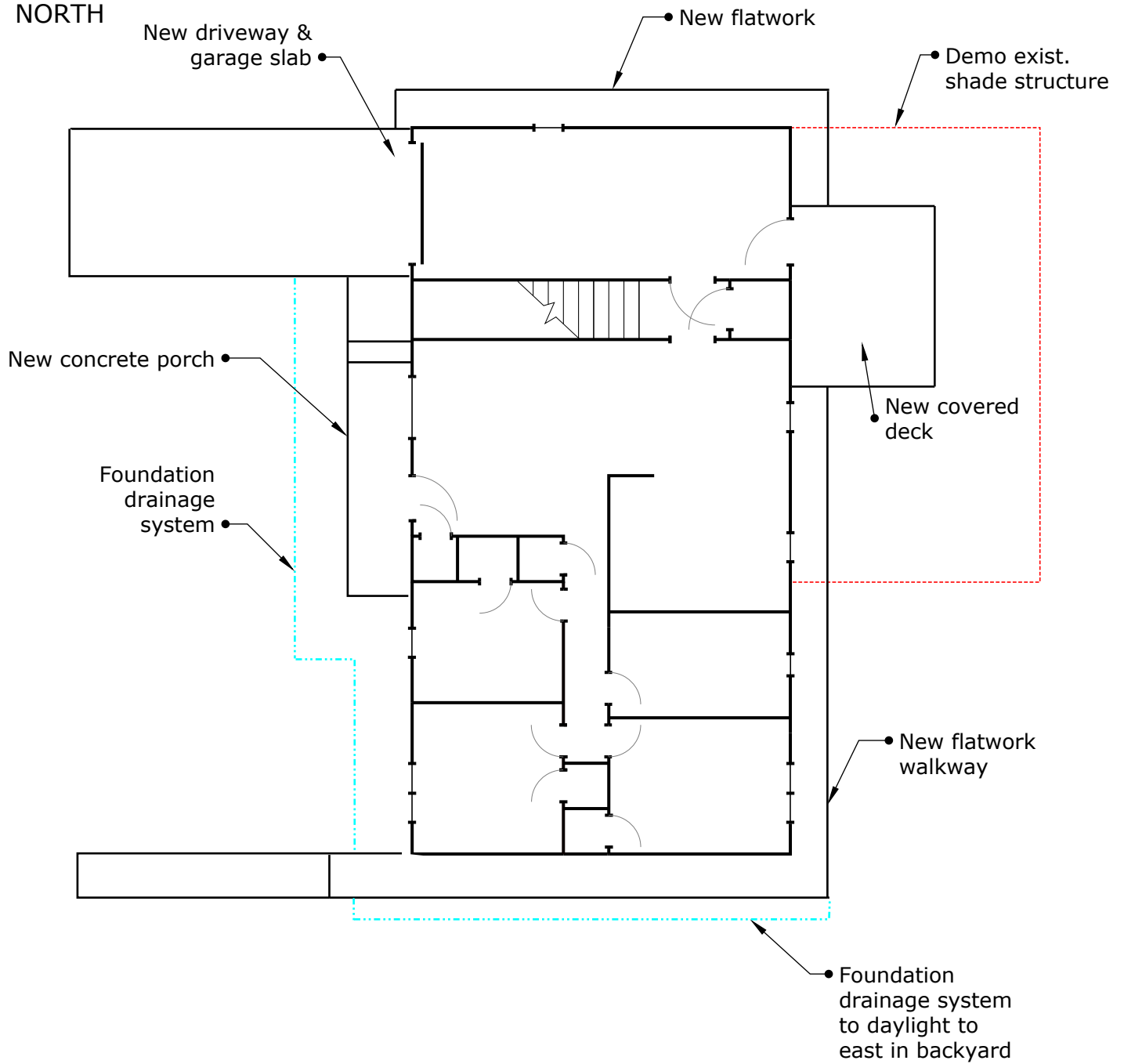
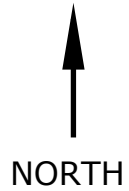


**Note:** Drawing is schematic only.

1247 S. Conwell,  
Casper, WY

WCDA

Drawing #2A



**Note:** Drawing is schematic only.