

SPECS BY LOCATION/TRADE

7/29/2016

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1019 Sierra Vista, 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
Trade: 1	General Requirements				
5.2	<p>OWNER SPECIFIED MATERIALS</p> <p>Use the following materials or prior approved equivalent unless otherwise specified:</p> <p>Wall Paint: Behr premium plus Ivory Mist. Trim & Door Paint: Bright White</p>	1.00	GR	_____	_____
11	<p>DISCLAIMER</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 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 tortious action, arising out of or in connection with the use or performance of information available from the inspection.</p>	1.00	GR	_____	_____
14	<p>CONTRACTOR ACCEPTS SCOPE OF WORK</p> <p>The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.</p> <p>x _____ Contractor Date</p>	1.00	DU	_____	_____
24	<p>MANUFACTURER'S SPECS PREVAIL</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>CONSTRUCTION DEFINITIONS</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</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	General Requirements				
	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.				
35	VERIFY QUANTITIES/MEASUREMENTS 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.	1.00	GR	_____	_____
36	BUILDING PERMIT REQUIRED 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.	1.00	EA	_____	_____
45	CONTRACTOR PRE-BID SITE VISIT 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.	1.00	DU	_____	_____
51	INSURANCE REQUIREMENTS 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.	1.00	EA	_____	_____
55	WORK TIMES 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	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.	1.00	GR	_____	_____
86	HOLD HARMLESS 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	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	_____	_____
120	FINAL CLEAN 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	RADON EVALUATION Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.	1.00	EA	_____	_____
6712	SEWER--SCOPE Scope and record sewer line condition and provide a tape or CD.	1.00	EA	_____	_____
Trade: 6 Concrete & Paving					
902	CONCRETE FLATWORK--GEN. REQS. All concrete shall contain 3% entrained air, exhibit 2200 psi at 28 days and have a slump less than 4.5. A gravel or sand base must be compacted to 90%. Neoprene expansion joints at 10', control joints at 3', and seams are required. Finished area shall drain water and be free of vandalism. Price to include removal and proper disposal of existing concrete, if applicable.	1.00	EA	_____	_____
Trade: 10 Carpentry					
Custom	REHANG INTERIOR DOORS THROUGHOUT Reinstall the interior doors in each room. Doors are stored in Dining Room with location labelled on each. Assure all doors operate smoothly and latch properly.	1.00	DU	_____	_____
Custom	REMOUNT DIFFUSERS AND DUCT COVERS Reinstall any and all removed diffusers and duct covers throughout the home. Covers are stored within the residence.	1.00	DU	_____	_____
Custom	REINSTALL SWITCH PLATES, OUTLET COVERS, ETC. Replace all removed switch plates, outlet covers, escutcheon rings, etc. Existing plates and covers are stored in the home. Contractor responsible for replacing any missing covers, plates, etc. All plates to be matching within each room.	1.00	DU	_____	_____
Trade: 22 Plumbing					

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
6610	WATER SUPPLY--INSPECT, REPAIR 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	WASTE LINES--INSPECT, REPAIR 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	_____	_____
Trade: 23 Electric					
7430	CERTIFY ELECTRIC DISTRIBUTION 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 the required 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	_____	_____
Custom	SECURE LIGHT FIXTURES THROUGHOUT Properly mount and secure all loose light fixtures throughout the home. Reinstall missing globes and diffusers, stored within the residence. Replace any missing or bad bulbs and assure fixtures are working properly.	1.00	DU	_____	_____
Location Total:					_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
330	FENCE--STOCKADE 6' HIGH At southwest corner of back yard, remove remaining fence behind neighbors garage. Install a 6" high wood stockade fence running east-west to fill in gap between neighbor's fence and chain link on the west edge of property. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated.	25.00	LF	_____	_____
546	NEGATIVE DRAINAGE Inspect all areas of foundation for negative drainage. In low areas add fill at a minimum of 4 ft from the foundation out. Compact and slope away minimum 1/4" per foot. Make sure all downspouts drain away from foundation and have extensions where required. Remove and dispose of concrete pavers to the	1.00	DU	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

east of front entry.

Infill depression in southeast corner of back yard. Use the back dirt pile adjacent to pit and bring in additional fill if necessary to restore a smooth and even surface.

Trade: 6 Concrete & Paving

980	DRIVEWAY--CONCRETE	400.00	SF	_____	_____
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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.

1034	FLATWORK WALKWAY-REPLACEMENT	75.00	SF	_____	_____
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Remove existing flatwork walk running from driveway to in front of front entry platform. Excavate to provide 3" bed of gravel, form and pour 3000 psi air entrained concrete 4" thick by 36" wide sidewalk. Provide #10 wire mesh, expansion joints, broom finish, remove forms, regrade and seed disturbed areas. Assure new walk drains away from home. Seal gap between new flatwork and existing entry platform with concrete caulk.

Trade: 10 Carpentry

3210	STORM DOOR--ALUMINUM	1.00	EA	_____	_____
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Install an aluminum storm door with full glass and white baked enamel aluminum finish at front entry.

Location Total: _____

Location: 3 - Crawl Space

Approx. Wall SF: 384

Ceiling/Floor SF: 988

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

4957	SEAL AND INSULATE--CRAWL SPACE	1,000.00	SF	_____	_____
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Install a 6 mil poly vapor barrier on ground in crawl space and up foundation walls to the top of the masonry leaving an inspection gap of 3 inches between the lowest wood component and the plastic. Fasten the plastic to the masonry wall with mechanical fasteners and large washers and seal the plastic to the masonry with Low VOC caulking rated to adhere plastic. Overlap seams in the plastic by 2 feet and seal the seams with fiberglass mesh tape and mastic. The end product will provide a water and air tight seal between the interior of the crawl space and the walls and floor of the crawl space and all penetrations including but not limited to those created by plumbing, electrical and HVAC equipment will be sealed tight. After the plastic vapor barrier has been inspected and approved by the Owner install a minimum R13 of Dow THERMAX foam board on the

Address: 1019 Sierra Vista, Casper (HOME)

Unit: Unit 01

Location: 3 - Crawl Space

Approx. Wall SF: 384

Ceiling/Floor SF: 988

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				

exterior walls of the crawl space sealing the seams between the boards with foil tape approved by Dow for use with THERMAX. The layer of THERMAX shall be complete without voids and any gaps shall be sealed with polyurethane foam sealant. Block any existing crawlspace vents from the interior prior to installing insulation.

Trade: 21 HVAC

Custom	FURNACE COMBUSTION AIR Provide code compliant combustion air for furnace in crawl space.	1.00	EA	_____	_____
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Location Total: _____

Location: 4 - Living Room

Approx. Wall SF: 528

Ceiling/Floor SF: 270

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

5565	PREP & PAINT VACANT ROOM 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. All switch plates and outlet covers to match.	275.00	SF	_____	_____
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Location Total: _____

Location: 5 - Kitchen

Approx. Wall SF: 272

Ceiling/Floor SF: 72

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

5555	PREP/PAINT KITCHEN--SEMI GLOSS 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. All switch plates and outlet covers to match.	1.00	RM	_____	_____
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Location Total: _____

Location: 6 - Dining Room

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Location: 6 - Dining Room

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM 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. All switch plates and outlet covers to match.	150.00	SF	_____	_____
Location Total:					_____

Location: 7 - Utility Room

Approx. Wall SF: 176

Ceiling/Floor SF: 28

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM 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. All switch plates and outlet covers to match.	50.00	SF	_____	_____
Location Total:					_____

Location: 8 - Hall

Approx. Wall SF: 240

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM 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. All switch plates and outlet covers to match.	50.00	SF	_____	_____
Location Total:					_____

Location: 9 - Bathroom

Approx. Wall SF: 240

Ceiling/Floor SF: 56

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3835	ACCESSORY SET--4 PIECE BRUSHED NICKEL	1.00	EA	_____	_____

Address: 1019 Sierra Vista, Casper (HOME)

Unit: Unit 01

Location: 9 - Bathroom

Approx. Wall SF: 240

Ceiling/Floor SF: 56

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

Install a brushed nickel bathroom accessory set consisting of two 24" towel bars, one towel ring, and a toilet paper holder.

Trade: 19 **Paint & Wallpaper**

5560	PREP & PAINT BATHROOM	1.00	RM	_____	_____
	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.				
	All switch plates and outlet covers to match.				

Location Total: _____

Location: 10 - Rear Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

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

5565	PREP & PAINT VACANT ROOM	150.00	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.				
	All switch plates and outlet covers to match. Reinstall closet shelf.				

Location Total: _____

Location: 11 - Left Front Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

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

5565	PREP & PAINT VACANT ROOM	150.00	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.				
	All switch plates and outlet covers to match. Reinstall closet shelf.				

Location Total: _____

Address: 1019 Sierra Vista, Casper (HOME)

Unit: Unit 01

Location: 12 - Center Front Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

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

5565	PREP & PAINT VACANT ROOM	150.00	SF	_____	_____
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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.

All switch plates and outlet covers to match. Reinstall closet shelf.

Location Total: _____

Location: 13 - Garage

Approx. Wall SF: 912

Ceiling/Floor SF: 312

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

5225	DRYWALL REPAIR--CUSTOM	1.00	EA	_____	_____
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Repair and/or replace drywall on shared wall with residence in order to provide a code compliant separation between dwelling spaces and garage.

Location Total: _____

Location: 14 - Attic

Approx. Wall SF: 512

Ceiling/Floor SF: 988

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

4926	INCREASE INSULATION TO R49	1,000.00	SF	_____	_____
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Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-49.

Location Total: _____

Unit Total for 1019 Sierra Vista, Casper (HOME) , Unit Unit 01: _____

ress Grand Total for 1019 Sierra Vista, Casper (HOME) : _____

Bidder: _____