



Specs By Location

4/25/2017

Construction Department Casper WY 82609
307.265.0603

Owner's Name

Owner's Phone #

Address: 1821 Kit Carson, Casper HOME	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1	General Requirements				
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1	5.1 OWNER SPECIFIED LIGHT FIXTURES	1.00	EA	_____	_____
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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
 Ceiling Fan w/ light: Hunter, 23943, White
 Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09

2	5.2 OWNER SPECIFIED MATERIALS	1.00	GR	_____	_____
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Use the following materials or prior approved equivalent unless otherwise specified:

 Wall Paint: Behr premium plus Ivory Mist or have it matched.
 Trim & 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.
 Hardware: All door hardware to be brushed nickel including hinges and stops.

3	11 DISCLAIMER	1.00	GR	_____	_____
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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 tortuous action, arising out of or in connection with the use or performance of

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	information available from the inspection.				
4	<p>12 BUYER ACCEPTS SCOPE OF WORK</p> <p>The undersigned buyer(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.</p> <p>x _____ x _____ Buyer Date Co-Buyer Date</p>	1.00	DU	_____	_____
5	<p>14 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	_____	_____
6	<p>24 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	_____	_____
7	<p>31 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 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	_____	_____
8	<p>35 VERIFY QUANTITIES/MEASUREMENTS</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	_____	_____
9	<p>36 BUILDING PERMIT REQUIRED</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	_____	_____
10	<p>45 CONTRACTOR PRE-BID SITE VISIT</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</p>	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	the local jurisdiction.				
11	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	_____	_____
12	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	_____	_____
13	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	_____	_____
14	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	_____	_____
15	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	_____	_____
16	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	_____	_____
17	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. Note: No draw requests will be honored until this spec item is completed.	1.00	EA	_____	_____
18	6712 SEWER--SCOPE Scope and record sewer line condition and provide a written condition report and video documentation to WCDA (tape, CD or flash drive.)	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	General Requirements				
	Note: No draw requests will be honored until this spec item is completed.				
Trade: 6	Concrete & Paving				
19	850 CONCRETE--GENERAL REQS. 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	_____	_____
Trade: 9	Environmental Rehab				
20	9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES 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	_____	_____
21	9023 CLEARANCE EXAMINATION 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	_____	_____
22	9147 LEAD WASTE DISPOSAL 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	_____	_____
Trade: 21	HVAC				
23	Custom PROVIDE REGISTERS THROUGHOUT Provide registers where needed throughout the home. Registers to be similar in color and style.	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
24	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	_____	_____
25	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					
26	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. Place GFCI sticker on GFCI outlets with dual purpose breakers. This spec item to include providing service to new layout in Kitchen, Dining, etc. as depicted in Drawing B.	1.00	EA	_____	_____
Trade: 24 Extermination					
27	8303 INSPECT & PROVIDE TERMITE REPORT Inspect and provide termite report for the property prior to the start of any other work. Note: No draw requests will be honored until this spec item is completed.	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: 1 General Requirements					
28	4399 ROOF INSPECTION Inspect, repair and certify roof for at least 3 years.	1.00	EA	_____	_____

Trade: 4 Site Work

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
29	340 GATE--STOCKADE 6' HIGH Install 2 new gates to fit openings at northwest corner of yard and opening to alley using 3 heavy duty strap hinges and 3" screws. Provide a galvanized latch.	2.00	EA	_____	_____
30	460 TRIM ALL OVERGROWTH Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.	1.00	EA	_____	_____
31	465 REMOVE TREE AND GRIND STUMP Cut and remove trees at southeast and southwest corner of home to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.	2.00	EA	_____	_____
32	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. All work is to be FHA compliant and meet minimal appraisal requirements.	1.00	EA	_____	_____
Trade: 5 Demolition & Disposal					
33	785 DEMOLITION EXTERIOR--CUSTOM Remove steel clothesline posts from backyard. Cut or grind off at least 4" below grade. Infill excavation with fill dirt, smooth to grade.	2.00	EA	_____	_____
Trade: 6 Concrete & Paving					
34	910 CONCRETE PATIO--4" Remove and replace existing concrete slab in backyard. Form and pour 4" thick, 2200 psi concrete slab including all form work, 6 mil vapor barrier, 4" gravel base, 10x10 wire mesh and a steel trowel finish. Remove all forms, regrade and spot seed. Price to include removal and proper disposal of existing concrete, if applicable.	250.00	SF	_____	_____
35	946 CONCRETE CAULK Inspect all areas where concrete flatwork abuts foundation. Clean area of any debris or loose materials. After proper drying time, apply approved concrete caulk for a weather tight seal of penetration points.	1.00	EA	_____	_____
36	970 DRIVEWAY APRON--CONCRETE Remove existing driveway slab, level and compact to 85% subgrade. Form, pour and broom finish a 3000 psi, 3% air entrained concrete apron to the Dept. of Roads and Transportation's specifications. Cure with sprayable membrane. Remove all forms, regrade and spot seed.	1.00	EA	_____	_____
37	1034 SIDEWALK-REPLACEMENT Remove existing sidewalk running from driveway to front entry,	80.00	SF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	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.				
Trade: 10	Carpentry				
38	2640 SIDING---VINYL Hang Alside Conquest vinyl clapboard siding including all cornice, corner, soffit, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.	20.00	SQ	_____	_____
39	3885 MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____
Trade: 22	Plumbing				
40	7250 SPRINKLER SYSTEM--REPAIR Inspect existing irrigation system. Replace broken sprinkler/drip heads, install an anti-siphon valve if required, check manifold and valves and replace if necessary. Verify controller is operational and ensure there are no leaks and entire yard is reached with sprinklers.	1.00	AL	_____	_____
Trade: 23	Electric				
41	8165 ENTRANCE LIGHT FIXTURE--REPLACE Remove existing exterior light fixture and replace with a new exterior, waterproof, fixture.	3.00	EA	_____	_____

Location Total: _____

Location: 3 - Crawl Space

Approx. Wall SF: 576

Ceiling/Floor SF: 1,152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
42	4957 SEAL AND INSULATE--CRAWL SPACE 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	1,200.00	SF	_____	_____

Location: 3 - Crawl Space

Approx. Wall SF: 576

Ceiling/Floor SF: 1,152

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

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 outside 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.

Trade: 21 HVAC

43	6040	FURNACE 90+ GAS - WITH DISTRIBUTION	1.00	EA	_____	_____
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Use the Air Conditioning Contractors of America's (ACCA) late test edition of their Manual J Heat loss calculation tool <http://www.acca.org/tech/manualj/> (calculate manual J based on the post rehab building envelope), use ACCA's Manual S for equipment selection and use Manual D for ductwork design. Make every effort to install supply ducts in interior partitions (in conditioned wall cavities). NOTE: Provide Manual J, S and D reports before work begins. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace or boiler, recycle all metal components and dispose of all other materials in a code legal dump. FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% or higher on 2" patio block to with new supply and return ductwork work & gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Install return air duct ensuring easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all duct joints with Duct Mastic. Remove remnants of old furnace and use existing equipment pad.

Trade: 22 Plumbing

44	7070	WATER HEATER--40 GALLON GAS	1.00	EA	_____	_____
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Excavate and line a pit in the crawl space to accommodate a 40 gallon water heater. Coordinate with WCDA Construction Specialist.

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.

Location Total: _____

Location: 4 - Entry

Approx. Wall SF: 160

Ceiling/Floor SF: 24

Location: 4 - Entry

Approx. Wall SF: 160

Ceiling/Floor SF: 24

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
45	3175 DOOR--ENTRY COMPLETE Dispose of existing door and frame. Install a 1-3/4" six-panel, fiberglass door and frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, 1/4 glass, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.	1.00	EA	_____	_____
46	3210 STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
47	5265 DRYWALL--3/8" Hang, tape and 3 coat finish 3/8" drywall to conform to Drawing B. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint. Include any trim necessary to provide finished appearance.	1.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
48	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	35.00	SF	_____	_____
Trade: 20 Floor Coverings					
49	5920 UNDERLAY AND VINYL COMPOSITION TILE 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.	35.00	SF	_____	_____
Trade: 23 Electric					
50	7740 LIGHT FIXTURE AND SWITCH 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.	1.00	EA	_____	_____
51	8045 DOORBELL SYSTEM	1.00	EA	_____	_____

Location: 4 - Entry

Approx. Wall SF: 160

Ceiling/Floor SF: 24

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

Install a new doorbell system containing a low voltage transformer, power connection, buzzer and front door button.

Location Total: _____**Location: 5 - Dining Room**

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry**52 3145 DOOR--EXTERIOR FLUSH--SOLID CORE**

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.

Trade: 17 Drywall & Plaster**53 5210 DRYWALL--PATCH--LARGE**

2.50

SF

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

54 5265 DRYWALL--3/8"

240.00

SF

Hang, tape and 3 coat finish 3/8" drywall to conform to Drawing B. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.

Extend soffit as shown on Drawing B. Include any trim required to provide a finished appearance.

Trade: 19 Paint & Wallpaper**55 5565 PREP & PAINT VACANT ROOM**

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

Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.

Trade: 20 Floor Coverings**56 5930 UNDERLAYMENT AND VINYL SHEET GOODS**

100.00

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.

Location: 5 - Dining Room

Approx. Wall SF: 304

Ceiling/Floor SF: 90

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

recommendations. Install metal edge strips in openings.
Owner's choice of pattern and color. To match Hall and Kitchen.

Trade: 23 Electric

57	7730	LIGHT FIXTURE--REPLACE	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: 6 - Kitchen**

Approx. Wall SF: 304

Ceiling/Floor SF: 90

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

58	2980	WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA	_____	_____
Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.						
59	3715	CABINET--WOOD BASE	18.00	LF	_____	_____
Replace base cabinets. Install base cabinet with doors with veneered panels. Frame with solid wood stiles, 1/2" wood sides and corner bracing. See General Conditions for specified materials and color.						
60	3725	CABINET--WOOD WALL	14.00	LF	_____	_____
Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/2" wood sides, corner bracing. See General Conditions for specified materials and color.						
61	3750	COUNTER TOP--FORMICA	40.00	LF	_____	_____
Dispose of counter top. Field measure and screw to base cabinet a post formed, formica counter top. Provide cutout for sink. See General Conditions for specified color.						

Trade: 17 Drywall & Plaster

62	5265	DRYWALL--3/8"	240.00	SF	_____	_____
Hang, tape and 3 coat finish 3/8" drywal to conform to Drawing B. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.						
Include any trim necessary to provide a finished appearance.						
Include in this item framing of stub wall adjacent to hinge side of entry door. Refer to Drawing B.						

Location: 6 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
63	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	100.00	RM	_____	_____
Trade: 20 Floor Coverings					
64	5930 UNDERLAYMENT AND VINYL SHEET GOODS 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.	100.00	SF	_____	_____
Trade: 22 Plumbing					
65	6835 SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	_____	_____
66	Custom RECONFIGURE KITCHEN PLUMBING Reconfigure Kitchen plumbing to serve floor plan of Drawing B.	1.00	DU	_____	_____
Trade: 23 Electric					
67	7740 LIGHT FIXTURE AND SWITCH 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. One fixture near center of ceiling, one over sink.	2.00	EA	_____	_____
68	7840 RANGE HOOD--RECIRCULATING Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.	1.00	EA	_____	_____
Trade: 25 Appliances					
69	8440 ELECTRIC RANGE Dispose of old stove. Install a 30" wide electric stove including oven and electrical connections. Product to be Owner	1.00	EA	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25	Appliances				
	specified GE Appliances model # JBS55DM or prior approved equivalent. Color to be selected by owner				
70	8475 REFRIGERATOR--18 CF--ENERGY STAR 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	_____	_____
71	8491 DISHWASHER--2 CYCLE--ENERGY STAR 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	_____	_____
72	8500 DISPOSAL--1/2 HP 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	_____	_____

Location Total: _____

Location: 7 - Living Room

Approx. Wall SF: 608

Ceiling/Floor SF: 312

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
73	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim on either side of a fixed, picture window. Install half screens.	3.00	EA	_____	_____
74	3187 DOOR--SLIDING GLASS DOOR COMPLETE Dispose of door and frame. Install a prehung fiberglass, insulated, sliding door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. Prime and top coat.	1.00	EA	_____	_____
Trade: 17	Drywall & Plaster				
75	5210 DRYWALL--PATCH--LARGE Apply tape and 3 coats of compound feathered out at least 8" at drywall adjacent to fireplace. Wet sand ready for paint. Include any trim necessary to provide a finished appearance.	50.00	SF	_____	_____
76	5265 DRYWALL--3/8" Hang, tape and 3 coat finish 3/8" drywal to conform to Drawing B. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint. Include any trim necessary to provide a finished appearance.	130.00	SF	_____	_____

Location: 7 - Living Room

Approx. Wall SF: 608

Ceiling/Floor SF: 312

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

Trade: 19 **Paint & Wallpaper**

77	5565 PREP & PAINT VACANT ROOM	350.00	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.				
	Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.				

Trade: 20 **Floor Coverings**

78	5970 CARPET AND PAD	325.00	SF	_____	_____
	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.				

Trade: 21 **HVAC**

79	9019 CUSTOM INSPECTION TECHNIQUE	1.00	DU	_____	_____
	Inspect gas fireplace and chimney to assure proper function.				

Trade: 23 **Electric**

80	7740 LIGHT FIXTURE AND SWITCH	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.				

Location Total: _____

Location: 8 - Hall

Approx. Wall SF: 272

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
81	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL	1.00	EA	_____	_____
	Install a raised panel, hollow core, masonite door on existing jamb at hall closet. Include passage lockset and 2 butt hinges.				
82	Custom INSTALL COVER IN CLOSET	1.00	EA	_____	_____
	Fabricate and install a removable cover for plumbing access in closet.				

Location: 8 - Hall

Approx. Wall SF: 272

Ceiling/Floor SF: 42

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

Trade: 19 Paint & Wallpaper

83	5565 PREP & PAINT VACANT ROOM	50.00	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.				
	Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.				

Trade: 20 Floor Coverings

84	5970 CARPET AND PAD	50.00	SF	_____	_____
	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.				

Trade: 23 Electric

85	7730 LIGHT FIXTURE--REPLACE	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: 9 - Right Rear Bedroom

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
86	2350 FLOOR--REFINISH WOOD	100.00	SF	_____	_____
	Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.				
87	2980 WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA	_____	_____
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.				
	NOTE: One window must meet egress requirements.				
88	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL	1.00	EA	_____	_____
	Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.				

Location: 9 - Right Rear Bedroom

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
89	3380 DOOR--SLIDING WARDROBE Field measure, order and install a pair of raised panel, hollow core, by-passing, top hung, doors in opening up to 6' wide. Include overhead track, all hardware, and casing on one side.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

90	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	120.00	SF	_____	_____
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Trade: 23 Electric

91	7730 LIGHT FIXTURE--REPLACE 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 - Left Rear Bedroom**

Approx. Wall SF: 336

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
92	2350 FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	120.00	SF	_____	_____
93	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. NOTE: one window must meet egress requirements.	2.00	EA	_____	_____
94	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb at entry and closet. Include privacy lockset and 2 butt hinges.	2.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
95	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather	110.00	SF	_____	_____

Location: 10 - Left Rear Bedroom

Approx. Wall SF: 336

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.				
Trade: 23	Electric				
96	7740 LIGHT FIXTURE AND SWITCH 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.	1.00	EA	_____	_____

Location Total: _____

Location: 11 - Master Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
97	2350 FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	135.00	SF	_____	_____
98	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. NOTE: One window must meet egress requirements.	2.00	EA	_____	_____
99	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb at entry and at closet. Include privacy lockset and 2 butt hinges for entry and passage lockset and 2 butt hinges for closet.	1.00	EA	_____	_____
Trade: 19	Paint & Wallpaper				
100	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	135.00	SF	_____	_____
Trade: 23	Electric				
101	7730 LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____

Location: 11 - Master Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

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

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: 12 - Master Bathroom**

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

102	2980 WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	_____	_____
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

Use privacy glazing for bathroom windows.

103	3360 DOOR--PREHUNG PASSAGE--SPLIT JAMB	1.00	EA	_____	_____
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Install a 1-3/8" prehung, flush, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.

104	3825 MEDICINE CABINET--SURF MOUNT 16X22	1.00	EA	_____	_____
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Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.

105	3835 ACCESSORY SET--4 PIECE	1.00	EA	_____	_____
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Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.

Trade: 17 Drywall & Plaster

106	5280 DRYWALL--PAPER-LESS WATER RESISTANT	200.00	SF	_____	_____
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Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall. Apply a 3/8" bead of Low VOC drywall adhesive to framing member and attach with screws 8" on center. Fiberglass joint tape shall be used to finish the joints and a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand ready for paint.

Trade: 19 Paint & Wallpaper

107	5560 PREP & PAINT BATHROOM	1.00	RM	_____	_____
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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.

Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.

Location: 12 - Master Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20 Floor Coverings					
108	5930 UNDERLAYMENT AND VINYL SHEET GOODS 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.	50.00	SF	_____	_____
Trade: 22 Plumbing					
109	6900 VANITY--24" COMPLETE 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	_____	_____
110	6965 SHOWERSTALL--FIBERGLASS 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.	1.00	EA	_____	_____
111	7010 COMMODOE--REPLACE 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					
112	7731 LIGHT FIXTURE--REPLACE VANITY Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
113	7820 BATH VENT FAN Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.	1.00	EA	_____	_____
Location Total:					_____

Location: 13 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
114	2980 WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	_____	_____

Location: 13 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Use privacy glazing for bathroom windows.				
115	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb at entry and closet. Include privacy lockset and 2 butt hinges at entry and passage lockset and 2 butt hinges at closet.	2.00	EA	_____	_____
116	3680 TUB SURROUND--PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant siliconized caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners.	1.00	EA	_____	_____
117	3825 MEDICINE CABINET--SURF MOUNT 16X22 Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
118	3835 ACCESSORY SET--4 PIECE 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	_____	_____
Trade: 17 Drywall & Plaster					
119	5245 DRYWALL--LAMINATE WATER RESIST Hang 1/2" water resistant drywall over existing surface with hot-dipped galvanized or stainless steel screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.	225.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
120	5560 PREP & PAINT BATHROOM 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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
121	5930 UNDERLAYMENT AND VINYL SHEET GOODS 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	50.00	SF	_____	_____

Location: 13 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	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.				
Trade: 22	Plumbing				
122	6900 VANITY--24" COMPLETE 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	_____	_____
123	6945 BATHTUB--5' STEEL COMPLETE 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	_____	_____
124	7010 COMMODOE--REPLACE 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				
125	7731 LIGHT FIXTURE--REPLACE VANITY Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
126	7819 FAN/LIGHT FIXTURE-ENERGY STAR Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part #5100.505 http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____

Location: 13 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

Location Total: _____

Location: 14 - Mud Room

Approx. Wall SF: 198

Ceiling/Floor SF: 30

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

127	Custom REMOVE PLUMBING Remove unnecessary plumbing lines from Mud Room.	1.00	EA	_____	_____
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Trade: 10	Carpentry				
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128	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	1.00	EA	_____	_____
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129	3160 DOOR--INSULATED METAL Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat.	1.00	EA	_____	_____
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130	Custom CONSTRUCT H2O ENTRY BENCH/CABINET Enclose water meter within a bench seat to wrap around southeast corner. See Drawing A.	1.00	EA	_____	_____
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Trade: 17	Drywall & Plaster				
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131	5265 DRYWALL--3/8" Secure framing to new slab. Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.	300.00	SF	_____	_____
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Include any base trim necessary to provide a finished appearance.

This item to include re framing of Mud Room walls after installation of new Garage slab. Refer to Drawing B for layout.

Trade: 19	Paint & Wallpaper				
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132	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	1.00	SF	_____	_____
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Location: 14 - Mud Room

Approx. Wall SF: 198

Ceiling/Floor SF: 30

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

Trade: 20 **Floor Coverings**

133	5930 UNDERLAYMENT AND VINYL SHEET GOODS	35.00	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.				

Trade: 23 **Electric**

134	7740 LIGHT FIXTURE AND SWITCH	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.				

Location Total: _____

Location: 15 - Garage

Approx. Wall SF: 840

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
135	2980 WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA		
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.				
136	3150 DOOR--EXTERIOR paneled	1.00	EA		
	Install a 1-5/8" 4 or 6 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weatherstripping.				
137	3210 STORM DOOR--ALUMINUM	1.00	EA		
	Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.				
138	Custom REPAIR AND WEATHERSTRIP OVERHEAD DOOR	1.00	EA		
	Straighten/repair bottom of overhead door and install new weatherstripping.				

Trade: 16 **Conservation**

139	4905 INSULATE WALL--R-13 KRAFT FACED BATT	850.00	SF		
	Install 3-1/2" thick, R-13, kraft paper faced fiberglass roll insulation between studs per manufacturer's specifications, carefully fit around all mechanical and structural components so that there are no gaps, the batts not compressed, and the cavities are completely filled. Staple flanges to the faces of the				

Location: 15 - Garage

Approx. Wall SF: 840

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
	studs. Notify Owner when the installation is ready for inspection. The inspection will include spot checks for quality, pulling some of the facing away from the studs. The contractor will reinstall areas accessed for inspection. Insulation must be inspected before the wall finish is installed.				
Trade: 17	Drywall & Plaster				
140	5210 DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the 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.	2.50	SF	_____	_____
141	5265 DRYWALL--3/8" Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint.	850.00	SF	_____	_____
Trade: 19	Paint & Wallpaper				
142	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. Provide any and all switch plate covers, outlet covers, etc. All plates and covers are to be matching in color and style.	450.00	SF	_____	_____
Trade: 22	Plumbing				
143	Custom PROVIDE WASHER/DRYER HOOKUP Provide plumbing and electrical hookups for washer and dryer along common wall with Kitchen, see Drawing A. Include dripless washer hook-up and dryer vent.	1.00	EA	_____	_____
Trade: 23	Electric				
144	7740 LIGHT FIXTURE AND SWITCH 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.	1.00	EA	_____	_____
145	7930 HEATER-- 3 KW WALL Install 3.0 kw, recessed electric wall heater with integral thermostat on an independent 20 amp circuit along east wall adjacent to washer/dryer hook-ups.	1.00	EA	_____	_____
Trade: 300	Concrete (CSI)				
146	Custom REMOVE AND REPLACE CONCRETE SLAB	450.00	SF	_____	_____

Location: 15 - Garage

Approx. Wall SF: 840

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 300	Concrete (CSI)				

Break up and remove existing floor slab in Garage. Replace floor slab with new concrete floor. Assure positive drainage to front of garage. 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.Use ^ wire mesh for reinforcing.

Location Total: _____

Location: 16 - Attic

Approx. Wall SF: 720

Ceiling/Floor SF: 1,152

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

147	4923 INSULATION--INCREASE TO R-50	1.00	SF	_____	_____
	Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-50.				

148	4999 INSULATE ATTIC HATCH	1.00	EA	_____	_____
	Glue foil faced Polyisococyanurate insulation boards together to create a 6" thick (R-39) assembly on the top of the attic hatch/ door. Wrap edges of the foam board with foil faced tape (not cloth duct tape) to cover the exposed foam edges and extend the foil tape onto the top of the foam board assembly. Weatherstrip the top edge of the casing that supports the door in its frame with foam adhesive faced weatherstripping tape so that there is no air leakage around the door. Caulk and/or foam the frame and trim for the door to create an air tight frame that provides a continual thermal barrier at the ceiling level when combined with attic insulation.				

Location Total: _____

Unit Total for 1821 Kit Carson, Casper HOME , Unit Unit 01: _____

Address Grand Total for 1821 Kit Carson, Casper HOME : _____

Bidder: _____

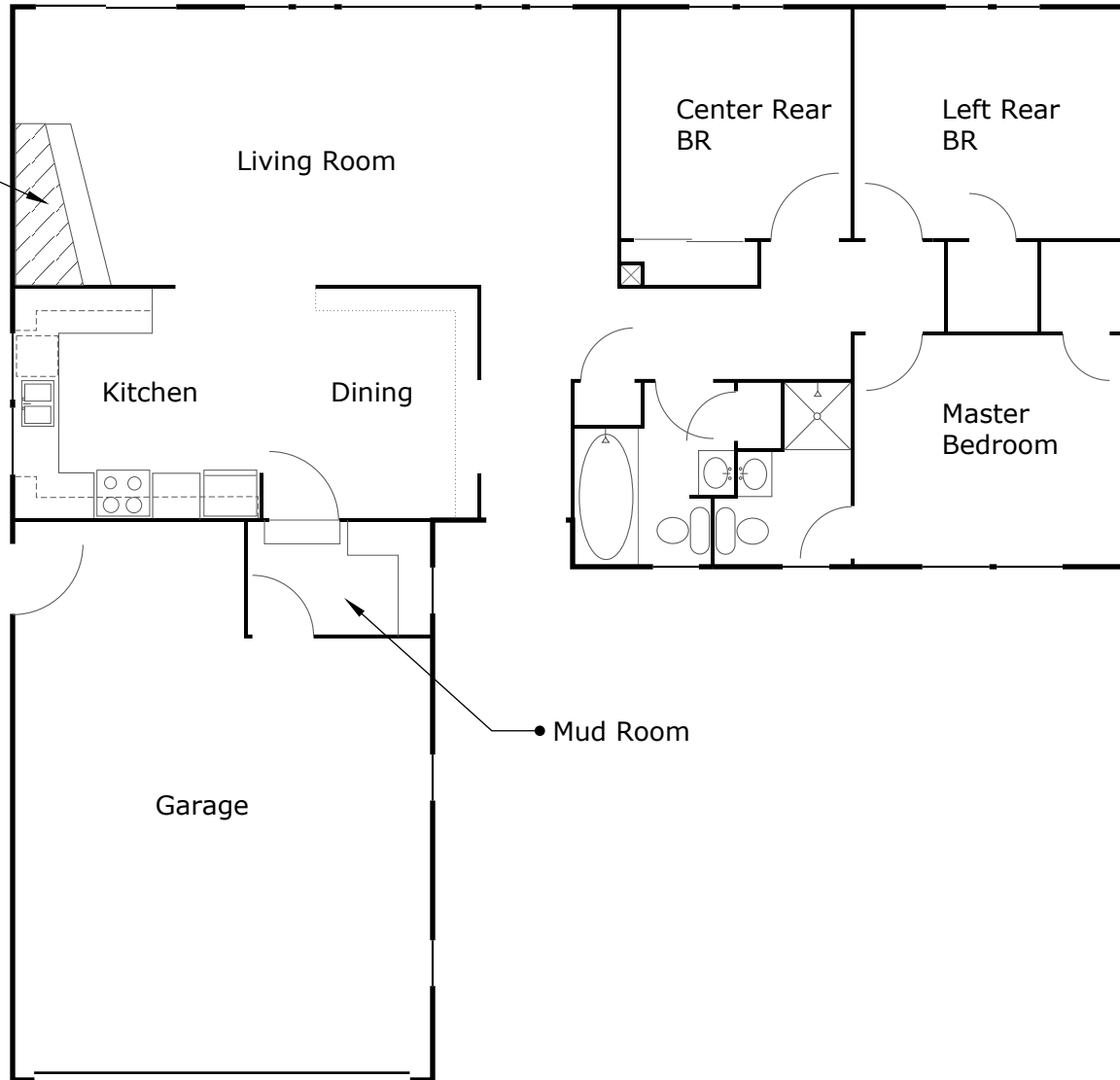
WCDA

1821 Kit Carson, Casper, Wyoming

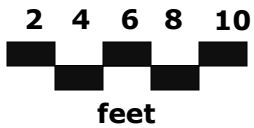
Drawing A



Fire Place



Mud Room

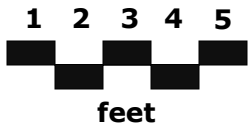
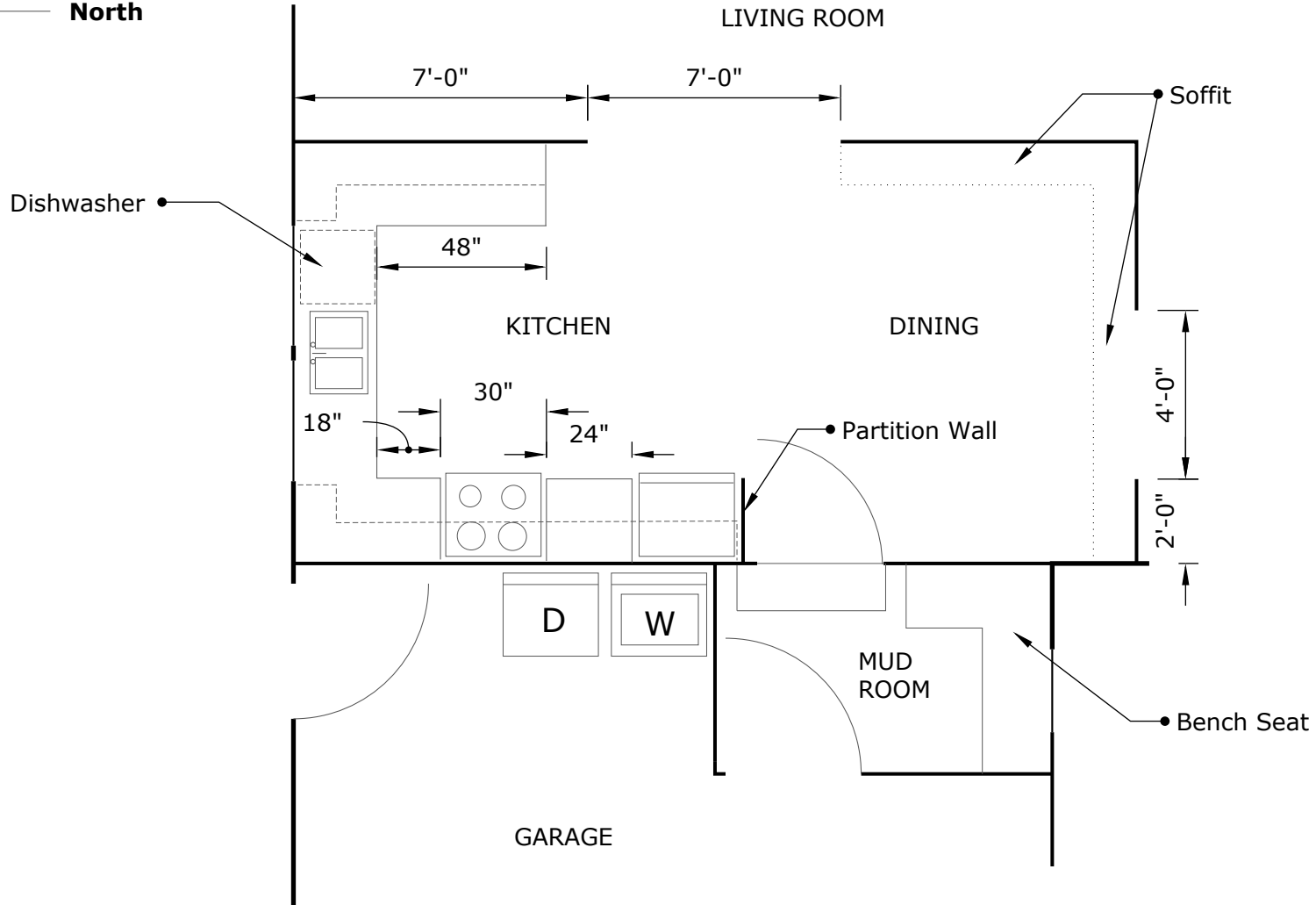


NOTE: Drawing is schematic only. Field Check all dimensions.

WCDA

1821 Kit Carson, Casper, Wyoming

Drawing B



NOTE: Drawing is schematic only. Field Check all dimensions.