

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	"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.				
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	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					
	Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.				
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	_____	_____
4399	ROOF INSPECTION Inspect, repair and certify roof for at least 3 years. Provide documentation to WCDA.	1.00	EA	_____	_____
6712	SEWER--SCOPE Scope and record sewer line condition and provide a written report and video documentation to WCDA.	1.00	EA	_____	_____
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. TO INCLUDE ALL DOORS ON PROPERTY. TO INCLUDE BI-FOLD TYPE DOORS. TO INCLUDE DOOR BACK BUMPERS TO PREVENT WALL DAMAGE WHERE APPLICABLE.	1.00	EA	_____	_____
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	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

fixtures to main street sewer.

Trade: 23 Electric**7430 CERTIFY ELECTRIC DISTRIBUTION**

1.00 EA

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.

Trade: 24 Extermination**8303 INSPECT & PROVIDE TERMITE REPORT**

1.00 DU

Inspect and provide termite report for the property prior to the start of any other work.

Location Total:**Location: 2 - Living Room**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

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

1.00 EA

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.

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

144.00 SF

Remove carpet, pad, metal edge strips and tack strips to a recycling center if available. If recycling is not possible remove to a code legal dump. 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.

LIVING ROOM ONLY. MATCH EXISTING CARPET IN COLOR, TEXTURE AND PILE AS CLOSE AS POSSIBLE.

Location: 2 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2820	ALUMINUM SCREEN & FRAME	1.00	EA	_____	_____
------	------------------------------------	------	----	-------	-------

Repair or replace. 10" x 21" window screen for south kitchen window.

ORIGINAL WINDOW SCREEN IS DAMAGED BUT POSSIBLY REPAIRABLE. SCREEN IS ON KITCHEN COUNTERTOP BELOW WINDOW.

Trade: 19 Paint & Wallpaper

5555	PREP/PAINT KITCHEN--SEMI GLOSS	1.00	RM	_____	_____
------	---------------------------------------	------	----	-------	-------

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.

Location Total: _____

Location: 4 - Bathroom main level

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

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.

Location Total: _____

Location: 5 - Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT STAIRWELL	1.00	EA	_____	_____
------	-----------------------------------	------	----	-------	-------

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

Address: 2178 Frances (Casper MKT)

Unit: Unit 01

Location: 5 - Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	any closets, rooms, walls, ceiling and trim.				

Location Total: _____

Location: 6 - Bedroom NE

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM	1.00	EA	_____	_____
	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 Total: _____

Location: 7 - Bedroom NW

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM	1.00	EA	_____	_____
	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 Total: _____

Location: 8 - Bedroom SW (Master)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT VACANT ROOM	1.00	EA	_____	_____
	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 Total: _____

Location: 9 - Bathroom Upstairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
5110	SHOWERHEAD--LOW FLOW Install a Delta model 6122, or a Moen model 3900A low flow shower head or approved equal.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

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.	1.00	RM	_____	_____
------	---	------	----	-------	-------

Location Total: _____**Location: 10 - Upstairs landing/hallway**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5565	PREP & PAINT LANDING/HALLWAY 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.	1.00	EA	_____	_____

Location Total: _____**Location: 11 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
447	GROUND COVER--EVERGREEN TREE All trees not to exceed 8' in height. Dig hole twice width and depth of root ball and mix 1/2 planting mix with native soil. Put enough of this mix into hole so top of root ball of plant will be 1-2" above ground level. Fill in around root ball with same mix. Make water basin around hole with soil. Water deeply. REMOVE 3 EXISTING DEAD/DYING TREES IN FRONT WEST BORDER OF PROPERTY. REPLACE WITH 3 NEW.	3.00	EA	_____	_____
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	_____	_____

Location: 11 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

Custom	FENCE/CUSTOM Remove existing vinyl fence on back of property. Replace with same matching color, style, and dimension as close as possible. Replace gate in same existing location. Replace with same color, style and dimension as close as possible.	30.00	LF	_____	_____
--------	--	-------	----	-------	-------

Trade: 19 Paint & Wallpaper

5655	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with owner's choice of premixed acrylic latex. PREP AND PAINT WOOD SUPPORT COLUMN ON FRONT ENTRY LANDING. PREP AND PAINT WOOD SUPPORT COLUMN ON BACK PATIO.	2.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 21 HVAC

Custom	EVAPORATIVE COOLER INSPECTION. Inspect roof top evaporative cooler to assure proper functionality. To include all pumps, motors, belts and valves. Inspect water pan for holes and oxidation. Inspect water supply line for leaks and signs of deterioration. Replace all cooling baffles with new. PROVIDE PROPERLY SIZED COVER FOR END OF SEASON STORAGE.	1.00	EA	_____	_____
--------	--	------	----	-------	-------

Location Total: _____

Location: 12 - Crawlspace

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

7145	SUMP PUMP COMPLETE W/ PERIMETER DRAIN Install a 1/3 horse power, submersible sump pump complete with pit, liner, and discharge piping on a separate 15 amp circuit. Pump to discharge to front of house in a location to assure water drains away from house. Excavate a 16" wide trench along the inside of the crawlspace/foundation wall on all four sides (approx 100 LF) with sufficient depth to provide positive drainage to the new sump pit. Lay a 4" perforated drain pipe encased in silt sleeve, over 6 mil plastic to drain to sump pit. Backfill trench with gravel. FINAL COORDINATION AND APPROVAL TO BE DONE WITH WCDA CONSTRUCTION SPECIALIST.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Location Total: _____

Location: 14 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 17 Drywall & Plaster

5208	DRYWALL--PATCH--SMALL	1.00	EA	_____	_____
------	------------------------------	------	----	-------	-------

Clean out and expand hole to allow the insertion of a 1/2" gypsum backer board coated with construction adhesive. Screw through drywall face to secure. After adhesive is set, apply patching plaster to 1/ 4" of surface. Finish with compound.

ABOVE TOP STAIR TREAD IN GARAGE ENTERING HOUSE.

Location Total: _____

Unit Total for 2178 Frances (Casper MKT) , Unit Unit 01: _____

Address Grand Total for 2178 Frances (Casper MKT) : _____

Bidder: _____