

SPECS BY LOCATION/TRADE

7/18/2016

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 2620 E 8th Street

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					
5.1	OWNER SPECIFIED LIGHT FIXTURES 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	1.00	EA	_____	_____
5.2	OWNER SPECIFIED MATERIALS 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. Ceramic Floor Tile: 12" x 12" DaTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DaTile, Series: Salerno, Color: Marrone Chiaro Hardware: All door hardware to be brushed nickel including hinges and stops.	1.00	GR	_____	_____
6	SUBMITTALS Submit two samples/drawings of adequate size to WCDA within a timely manner as specified in the contract agreement. Include spec sheets for light fixtures, sink fixtures, appliances, and any other pertinent items. Include color samples of paint, floor coverings, cabinets, counter tops, etc.	1.00	GR	_____	_____
11	DISCLAIMER 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	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				
	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 information available from the inspection.				
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 _____ Date</p> <p>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 warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>	1.00	GR	_____	_____
35	<p>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	_____	_____
36	<p>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	_____	_____
37	<p>ELECTRICAL PERMIT REQUIRED</p> <p>Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an</p>	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	electrical permit on behalf of the owner.				
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
42	CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy or Certificate of Completion for the individual dwelling unit from the local municipality or county.	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	_____	_____
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'	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					
	and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.				
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 written report and video documentation to WCDA.	1.00	EA	_____	_____
Trade: 9 Environmental Rehab					
2071	ASBESTOS--ACM ABATEMENT Remove and dispose of asbestos containing material (ACM) following all federal, state, and local laws. Utilize persons properly trained in accordance with the rules.	1.00	EA	_____	_____
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 CFR 1910.1200 - 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	_____	_____
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 owner, 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	_____	_____
9147	LEAD WASTE DISPOSAL Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	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.				
Trade: 22	Plumbing				
6610	WATER SUPPLY--INSPECT,REPAIR	1.00	EA	_____	_____
	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.				
6705	WASTE LINES--INSPECT, REPAIR	1.00	EA	_____	_____
	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.				
Trade: 23	Electric				
7435	COMPLETE REWIRE	1.00	EA	_____	_____
	Remove all existing electrical wiring and outlets. Furnish and install all new code compliant components. Include hardwired with battery backup smoke detectors, per code requirement. Include all GFCI's in wet areas, per code. Include all AFCIs at breaker box as needed. Outlet, switches, and plates shall be white. Place GFCI sticker on GFCI outlets with dual purpose breakers. All permitting and associated fees, as well as additional code requirements, to be paid by contractor.				
7475	ELECTRIC SERVICE--UP TO 200 AMP	1.00	EA	_____	_____
	Replace existing electrical service with a residential, 200 amp service, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.				
Trade: 24	Extermination				
8303	INSPECT & PROVIDE TERMITE REPORT	1.00	EA	_____	_____
	Inspect and provide termite report for the property prior to the start of any other work.				
				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				

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
4399	ROOF INSPECTION Inspect, repair and certify roof for at least 3 years. Provide certification to the owner.	1.00	EA	_____	_____
Trade: 4 Site Work					
315	FENCE--CHAIN LINK 4' HIGH ** Dispose of any existing fence. Install a 4' high, galvanized, chain link fence using 11 gauge wire, 1-5/8" line posts and 2" corner posts on 10' centers, with a 1-3/8" top rail. Gate posts shall be 2-1/2". Set posts at least 36" deep in a 9" diameter concrete sleeve. Installation of sections shall be in a straight line unless otherwise stated. ** Backyard, west side of house. Include a gate.	10.00	LF	_____	_____
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	_____	_____
465	REMOVE TREE AND GRIND STUMP ** Cut and remove tree to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas. ** All dead trees/stumps surrounding garage.	3.00	EA	_____	_____
Trade: 5 Demolition & Disposal					
760	DEMOLISH AND REMOVE ** Demolish specified portion of structure and dispose of debris from property to code legal dump. ** 1- Awning over front window. Patch all holes as required. 2- Concrete garbage incinerator at back of property.	1.00	EA	_____	_____
Trade: 6 Concrete & Paving					
1034	SIDEWALK-REPLACEMENT Remove existing damaged sidewalk, and walk, excavate to provide 3" bed of gravel, form and pour 3000 psi air entrained concrete 4" thick, width to match existing sidewalk. Provide #10 wire mesh, expansion joints, broom finish, remove forms, regrade and seed disturbed areas. Retain existing city concrete curb. New walk must comply with local jurisdiction codes and regulations.	80.00	SF	_____	_____
Trade: 10 Carpentry					
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.	14.00	SQ	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	** See General Requirements, Spec Item 2071 Asbestos-ACM Abatement.				
2835	WINDOW WELL Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place a properly sized corrugated galvanized window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. Install a properly sized window well cover.	3.00	EA	_____	_____
3470	POST--4" X 4" Support front porch roof and remove existing wood supports. Bore holes into concrete porch surface and, using the appropriate concrete cement/adhesive, set metal post base with threaded rod (Simpson Strong Tie 4" x 4" 12 gauge elevated post base with threaded rod, or approved equal). Install new 4"x 4" preservative treated posts in post bases. Install new soffit to fit around top of posts.	1.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack. Patch old holes if not used for new installation.	1.00	EA	_____	_____
Trade: 15 Roofing					
4635	GUTTER--5" SEAMLESS ALUMINUM ** Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White, brown, or color to match existing. ** See General Requirements, Spec Item 9003 Lead Specific Laws, Rules, Regulations, and Guidelines; and Spec Item 9147 Lead Waste Disposal.	64.00	LF	_____	_____
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM ** Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout or color to match gutters. Strap at least 3' on center. ** See General Requirements, Spec Item 9003 Lead Specific Laws, Rules, Regulations, and Guidelines; and Spec Item 9147 Lead Waste Disposal.	60.00	LF	_____	_____
Trade: 22 Plumbing					
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.	2.00	EA	_____	_____
7250	SPRINKLER SYSTEM--REPAIR ** Replace broken sprinkler heads, install an anti-siphon valve if required, check manifold, valves, and controller. Replace if necessary. Ensure there are no leaks and entire yard is reached with sprinklers.	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	** Remount sprinkler controller box, located in Laundry Room, on one of the walls.				
Trade: 23	Electric				
8165	ENTRANCE LIGHT FIXTURE--REPLACE Remove existing exterior light fixture and replace with a new exterior, waterproof, light fixture.	2.00	EA	_____	_____
Custom	REPAIR LAMP POST LIGHT Repair existing lamp post light and install a new light. Paint post and light black to match existing color.	1.00	EA	_____	_____
Location Total:					_____

Location: 3 - Garage

Approx. Wall SF: 688

Ceiling/Floor SF: 462

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
3216	DOOR--OVERHEAD DOOR REPLACE Remove existing overhead garage door, tracks, guides, motor, and drive system. Replace with aluminum sectional over head garage door. Install tracks, motor, guides, electric safety eye, and drive system in existing opening. Provide 2 remote controllers. Must meet current local building codes.	2.00	EA	_____	_____
Trade: 5	Demolition & Disposal				
760	DEMOLISH AND REMOVE ** Demolish specified portion of structure and dispose of debris from property to code legal dump. ** Contents of Garage.	1.00	EA	_____	_____
Trade: 6	Concrete & Paving				
904	CONCRETE SLAB - CRACK REPAIR Clean area to be repaired and chisel or grind "V" shaped groove at crack. Patch with waterplug cement flush with existing surface.	24.00	LF	_____	_____
Custom	POWER WASH CONCRETE Remove stains and dirt from concrete garage floor using high pressure water and detergent mix.	1.00	EA	_____	_____
Trade: 10	Carpentry				
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	9.00	SQ	_____	_____

Location: 3 - Garage

Approx. Wall SF: 688

Ceiling/Floor SF: 462

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	siding color, exposure and texture with 50 year warranty. ** See General Requirements Spec Item 2071 Asbestos-ACM Abatement				
2979	VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim and provide a screen. Clean the glass when complete. ** Replace the three windows on 'A' wall of Garage with a single window.	1.00	EA	_____	_____
3145	DOOR--EXTERIOR FLUSH--SOLID CORE Install a 1-5/8" solid core, flush panel, exterior door with entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, vinyl bulb threshold, and weatherstripping.	1.00	EA	_____	_____
Trade: 15 Roofing					
4635	GUTTER--5" SEAMLESS ALUMINUM ** Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White, brown, or color to match existing. ** See General Requirements, Spec Item 9003 Lead Specific Laws, Rules, Regulations, and Guidelines; and Spec Item 9147 Lead Waste Disposal.	48.00	LF	_____	_____
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM ** Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout or color to match gutters. Strap at least 3' on center. ** See General Requirements, Spec Item 9003 Lead Specific Laws, Rules, Regulations, and Guidelines; and Spec Item 9147 Lead Waste Disposal.	40.00	LF	_____	_____
Trade: 23 Electric					
8165	ENTRANCE LIGHT FIXTURE--REPLACE Remove existing light fixture and replace with a new exterior waterproof fixture.	1.00	EA	_____	_____
Trade: 800 Doors/Windows/Glass (CSI)					
2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____

Location Total: _____

Location: 4 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 850

Location: 4 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 850

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4926	INCREASE INSULATION TO R49 Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-49.	880.00	SF	_____	_____

Location Total: _____

Location: 5 - Living Room

Approx. Wall SF: 464

Ceiling/Floor SF: 198

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
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.	200.00	SF	_____	_____
2995	WINDOW--VINYL CUSTOM Field measure, order, and install a double glazed fixed vinyl window with a double glazed single hung window on each side to match the existing configuration. Include screen, caulk, interior casing, and exterior trim. Install half screen on each single hung window.	1.00	EA	_____	_____
3135	DOOR HARDWARE--CUSTOM Replace missing hardware to the closet door. Match hardware to the rest of the doors.	1.00	EA	_____	_____
3150	DOOR--EXTERIOR paneled Install a 1-5/8" 4 or 6 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x 4" butt hinges, interlocking threshold, and weatherstripping.	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	200.00	SF	_____	_____
------	--	--------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
------	-------------------------------	------	----	-------	-------

Location: 5 - Living Room

Approx. Wall SF: 464

Ceiling/Floor SF: 198

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

Trade: 23 Electric

Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.

Trade: 800 Doors/Windows/Glass (CSI)

2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED	1.00	EA	_____	_____
	Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.				

Location Total: _____**Location: 6 - Hall**

Approx. Wall SF: 224

Ceiling/Floor SF: 33

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

Trade: 10 Carpentry

2350	FLOOR--REFINISH WOOD	56.00	SF	_____	_____
	Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.				
3135	DOOR HARDWARE--CUSTOM	1.00	EA	_____	_____
	Replace missing hardware to the closet door. Match hardware to the rest of the doors.				

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	56.00	SF	_____	_____
	Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				

Trade: 23 Electric

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

Location Total: _____

Location: 7 - Front BR

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	166.00	SF	_____	_____
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
Custom	REHANG CLOSET DOORS Rehang existing closet doors on track. Repair or replace damaged or missing components. Include guides installed on floor.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT ** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. ** Include closet doors.	166.00	SF	_____	_____
Trade: 20 Floor Coverings					
5965	CARPET AND PAD--REMOVE 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.	1.00	RM	_____	_____
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.	1.00	EA	_____	_____
Trade: 800 Doors/Windows/Glass (CSI)					
2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____

Location Total: _____

Location: 8 - Rear BR

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	130.00	SF	_____	_____
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
Custom	REHANG CLOSET DOORS Rehang existing closet doors on track. Repair or replace damaged or missing components. Include guides installed on floor.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT ** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. ** Include closet doors.	130.00	SF	_____	_____
------	---	--------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 800 Doors/Windows/Glass (CSI)

2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____
------	---	------	----	-------	-------

Location Total: _____

Location: 9 - Upstrs Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

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

Location: 9 - Upstrs Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
3830	MEDICINE CABINET-- TO FIT Install a recessed medicine cabinet to fit existing inset with an aluminum frame, hinged beveled plate glass mirror and two glass shelves such as the Kohler Model #: CB-CLR1620FS.	1.00	EA	_____	_____
3836	ACCESSORY SET--3 PIECE Install a brushed nickel or chrome bathroom accessory set comprised of a towel ring, 20" - 24" towel bar, and a toilet paper holder.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	35.00	SF	_____	_____
Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE Install a 30" 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 escutcheon plates.	1.00	EA	_____	_____
6930	TUB/SHOWER FAUCET WITH DIVERTER Install a single lever, metal shower diverter with faucet, controls, and shower head set (Glacier Bay Item # 418827 or equal) in brushed nickel or prior approved equivalent with 15 year drip-free warranty.	1.00	EA	_____	_____
6950	BATHTUB--REGLAZE Etch tub surface and apply a polyester or epoxy surface glaze. Provide 5 year warranty.	1.00	EA	_____	_____
7004	TOILET-RESET Reset existing toilet on new wax ring with polyethylene flange. Install brass bolts and nuts and secure tightly to the floor.	1.00	EA	_____	_____
7005	COMMODE--REFURBISH	1.00	EA	_____	_____

Location: 9 - Upstrs Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action. Replace toilet seat. Clean all surfaces including bowl and tank.				
Trade: 23	Electric				
7731	LIGHT FIXTURE--REPLACE VANITY Replace light fixture with 2 or 3 bulb vanity light. Include shade/globes, and lamps. See General Conditions for specified material. Fixture must be UL certified.	1.00	EA	_____	_____
7818	FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1.00	EA	_____	_____
Trade: 800	Doors/Windows/Glass (CSI)				
2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single 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.	1.00	EA	_____	_____
Location Total:					_____

Location: 10 - Kitchen/Dining

Approx. Wall SF: 400

Ceiling/Floor SF: 150

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
3715	CABINET--WOOD BASE 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.	12.00	LF	_____	_____
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/2" wood sides, corner bracing. See General Conditions for specified materials and color.	16.00	LF	_____	_____
3750	COUNTER TOP--FORMICA 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.	12.00	LF	_____	_____

Location: 10 - Kitchen/Dining

Approx. Wall SF: 400

Ceiling/Floor SF: 150

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
5430	CERAMIC WALL TILE -- BACKSPLASH Install owner specified ceramic wall tile over a sound surface with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.	26.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	132.00	SF	_____	_____
Trade: 20 Floor Coverings					
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.	110.00	SF	_____	_____
Trade: 22 Plumbing					
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	_____	_____
Trade: 23 Electric					
7728	LIGHT FIXTURE--REPLACE CHANDELIER - DINING ** Replace light fixture with at least a 4 light, hanging fixture. Include shade and lamps. See General Conditions for specified material. Fixture must be UL certified. ** Center new light in Dining Room ceiling.	1.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____

Location: 10 - Kitchen/Dining

Approx. Wall SF: 400

Ceiling/Floor SF: 150

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

Trade: 23 Electric

Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.

7835	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 somes. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color. Frame, enclose, and finish exposed vent above cabinet with material to match cabinets.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 25 Appliances

8440	ELECTRIC RANGE Dispose of old stove. Install a 30" wide electric stove including oven and electrical connections. Product to be Owner specified GE Appliances model # JBS55DM or prior approved equivalent. Color to be selected by owner	1.00	EA	_____	_____
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	_____	_____
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	_____	_____

Trade: 800 Doors/Windows/Glass (CSI)

2983	WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____
------	---	------	----	-------	-------

Location Total: _____

Location: 11 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 27

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

Trade: 10 Carpentry

3150	DOOR--EXTERIOR PANELED 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.	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____

Location: 11 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 27

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

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT ** Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim. ** Paint stair risers and treads with slip resistant paint.	40.00	SF	_____	_____
------	--	-------	----	-------	-------

Trade: 20 Floor Coverings

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. ** Top stairs and landing only.	22.00	SF	_____	_____
------	---	-------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Location Total: _____

Location: 12 - Bsmt Hall

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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. ** Do not paint wood wall panels.	70.00	SF	_____	_____
------	--	-------	----	-------	-------

Location: 12 - Bsmt Hall

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5755	PREP & PAINT CONCRETE FLOOR ** Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations. ** Remove carpet tack strips.	70.00	SF	_____	_____
Location Total:					_____

Location: 13 - Rear Room

Approx. Wall SF: 294

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2979	VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim and provide a screen. Clean the glass when complete.	2.00	EA	_____	_____
3135	DOOR HARDWARE--CUSTOM Replace missing hardware to the closet door. Match hardware to the rest of the doors.	1.00	EA	_____	_____
3310	TRIM DOOR SET - PAINT GRADE Trim both sides of interior door, including header, stops, and casings. Use 5/8" x 2-1/2" Primed finger joint casing. Use Moulding & Millwork Product #322 or prior approved equivalent.	1.00	EA	_____	_____
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
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.	116.00	SF	_____	_____
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations. ** Remove existing floor tiles. See General Requirements Spec item 2070 Asbestos Abatement.	116.00	SF	_____	_____
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____

Location: 13 - Rear Room

Approx. Wall SF: 294

Ceiling/Floor SF: 110

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

Trade: 23 Electric

Replace the existing ceiling mounted light with a new ceiling mounted UL approved light fixture with at least two bulbs with shade and lamps.

Location Total: _____

Location: 14 - Bsmt Bathroom

Approx. Wall SF: 168

Ceiling/Floor SF: 35

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

Trade: 10 Carpentry

2979	VINYL SLIDING DOUBLE GLAZED WINDOW	1.00	EA	_____	_____
------	---	------	----	-------	-------

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

3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____
------	-------------------------------	------	----	-------	-------

Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

3836	ACCESSORY SET--3 PIECE	1.00	EA	_____	_____
------	-------------------------------	------	----	-------	-------

Install a brushed nickel or chrome bathroom accessory set comprised of a towel ring, 20" - 24" towel bar, 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.
** Patch hole in ceiling.

Trade: 22 Plumbing

6755	DRAIN, WASTE, VENT--CUSTOM	1.00	EA	_____	_____
------	-----------------------------------	------	----	-------	-------

Install floor drain cover.

6890	LAVATORY--WALL HUNG COMPLETE	1.00	EA	_____	_____
------	-------------------------------------	------	----	-------	-------

Install white, vitreous china, 18"x15" wall hung lavatory including metal bodied, water saving, 15 year drip-free, single lever faucet, trap, supply and shut-off valves.

7005	COMMODE--REFURBISH	1.00	EA	_____	_____
------	---------------------------	------	----	-------	-------

** Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action. Replace toilet seat. Clean all toilet surfaces including bowl and tank.
** Install new toilet seat.

Location: 14 - Bsmt Bathroom

Approx. Wall SF: 168

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7731	LIGHT FIXTURE--REPLACE VANITY Replace light fixture with 2 or 3 bulb vanity light. Include shade/globes and lamps. See General Conditions for specified material. Fixture must be UL approved.	1.00	EA	_____	_____

Location Total: _____**Location: 15 - Laundry Room**

Approx. Wall SF: 294

Ceiling/Floor SF: 98

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
760	DEMOLISH AND REMOVE ** Demolish specified portion of structure and dispose of debris from property to code legal dump. ** All contents of Laundry Room and Storage beneath stairs.	1.00	EA	_____	_____

Trade: 10 **Carpentry**

2979	VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim and provide a screen. Clean the glass when complete.	1.00	EA	_____	_____
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____

Trade: 19 **Paint & Wallpaper**

5755	PREP & PAINT CONCRETE FLOOR ** Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations. ** Include Storage Room	140.00	SF	_____	_____
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt, fungus, and dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex based flat paint.	140.00	SF	_____	_____

Trade: 21 **HVAC**

6415	DRYER VENT Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571 . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use	1.00	EA	_____	_____
------	--	------	----	-------	-------

Location: 15 - Laundry Room

Approx. Wall SF: 294

Ceiling/Floor SF: 98

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

Trade: 21 HVAC

pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.

Trade: 22 Plumbing

7120	DRIPLESS CENTER--WASHER HOOK UP	1.00	EA	_____	_____
------	--	------	----	-------	-------

Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. Remove drain plug at conclusion of construction and place tape over hole to protect opening.

Location Total: _____

Location: 16 - Family Room

Approx. Wall SF: 602

Ceiling/Floor SF: 352

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

Trade: 6 Concrete & Paving

904	CONCRETE SLAB - CRACK REPAIR	20.00	LF	_____	_____
-----	-------------------------------------	-------	----	-------	-------

Clean area to be repaired and chisel or grind "V" shaped groove at crack. Patch with waterplug cement flush with existing surface.

Trade: 10 Carpentry

2405	BASEBOARD--RANCH	96.00	LF	_____	_____
------	-------------------------	-------	----	-------	-------

** Install 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.
** Include closet space.

2979	VINYL SLIDING DOUBLE GLAZED WINDOW	2.00	EA	_____	_____
------	---	------	----	-------	-------

Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim and provide a screen. Clean the glass when complete.

3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____
------	-------------------------------	------	----	-------	-------

** Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.
** For Closet.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	332.00	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.
** Replace missing ceiling tile with similar to match.

Location: 16 - Family Room

Approx. Wall SF: 602

Ceiling/Floor SF: 352

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations.	332.00	SF	_____	_____
Trade: 23	Electric				
7735	LIGHT FIXTURE LENSES Install a glass or plastic light fixture lens in ceiling fixtures.	3.00	EA	_____	_____
Location Total:					_____

Location: 17 - Utility

Approx. Wall SF: 140

Ceiling/Floor SF: 24

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3345	DOOR--INT, HOLLOW CORE Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. ** Door for the Family Room side.	1.00	EA	_____	_____
Trade: 21	HVAC				
6041	FURNACE 90+ GAS - REPLACE Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool http://www.acca.org/tech/manualj/ (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work and gas line. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. New furnace to be vented with PVC piping per manufacturer's specifications. Install a set back thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC, vent pipe and new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit and easy replacement of air filter. An exterior return air filter box or boxes shall be installed to filter all return air to the new furnace. Seal all exposed duct joints and seams with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.	1.00	EA	_____	_____
6044	COMBUSTION AIR Provide code compliant combustion air for furnace.	1.00	EA	_____	_____

Address: 2620 E 8th Street

Unit: Unit 01

Location: 17 - Utility

Approx. Wall SF: 140

Ceiling/Floor SF: 24

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

Trade: 22 Plumbing

7070	WATER HEATER--40 GALLON GAS	1.00	EA	_____	_____
------	------------------------------------	------	----	-------	-------

Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

Location Total: _____

Unit Total for 2620 E 8th Street, Unit Unit 01: _____

Address Grand Total for 2620 E 8th Street: _____

Bidder: _____