

# SPECS BY LOCATION/TRADE

5/26/2016

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

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

**Address: 5011 Sunnyridge (HOME) Lane**

**Unit: Unit 01**

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
2	<p><b>FHA COMPLIANT REHABILITATION</b></p> <p>The rehabilitation will meet all FHA minimum requirements.</p>	1.00	EA	_____	_____
5.1	<p><b>OWNER SPECIFIED LIGHT FIXTURES</b></p> <p>Use the following light fixtures or prior approved equivalent:                      4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel 3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel Ceiling Fan w/ light: Hunter, 23943, White Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09</p>	1.00	EA	_____	_____
5.2	<p><b>OWNER SPECIFIED MATERIALS</b></p> <p>Use the following materials or prior approved equivalent unless otherwise specified:</p> <p>Wall Paint: Behr premium plus Ivory Mist or have it matched.                      Trim &amp; Door Paint: Bright White                      Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark. Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205 Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155                      Counter top: Formica, Venetian Gold, 6223-RW                      Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood                      Appliances: All appliances and electrical cover plates to be white unless noted otherwise.                      Ceramic Floor Tile: 12" x 12" DalTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DalTile, Series: Salerno, Color: Marrone Chiaro                      Hardware: All door hardware to be brushed nickel including hinges and stops.</p>	1.00	GR	_____	_____
6	<p><b>SUBMITTALS</b></p> <p>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.</p>	1.00	GR	_____	_____
11	<p><b>DISCLAIMER</b></p> <p>Wyoming Community Development Authority (WCDA) has completed a visual inspection of the property only. Use of this information is at your own risk. WCDA will not be held liable for any errors or omissions contained in the content of any inspection reports. The inspection is a visual inspection only to determine safety and health issues, visible essential repairs, visible system deficiencies, and repairs needed to preserve and</p>	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	<b>PLUMBING PERMIT REQUIRED</b> 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	<b>HVAC PERMIT REQUIRED</b> 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	<b>CERTIFICATE OF OCCUPANCY</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.	1.00	EA	_____	_____
45	<b>CONTRACTOR PRE-BID SITE VISIT</b> 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	<b>INSURANCE REQUIREMENTS</b> The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.	1.00	EA	_____	_____
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
77	<b>NEW MATERIALS REQUIRED</b> All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.	1.00	GR	_____	_____
86	<b>HOLD HARMLESS</b> The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	_____	_____
90	<b>1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
	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.				
120	<b>FINAL CLEAN</b> Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.	1.00	EA	_____	_____
2031	<b>RADON EVALUATION</b> Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.	1.00	EA	_____	_____
6712	<b>SEWER--SCOPE</b> Scope and record sewer line condition and provide a tape or CD.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					
6610	<b>WATER SUPPLY--INSPECT,REPAIR</b> Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.	1.00	EA	_____	_____
6705	<b>WASTE LINES--INSPECT, REPAIR</b> Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
7430	<b>CERTIFY ELECTRIC DISTRIBUTION</b> Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, white tamper resistant devices and fixtures. The service panel shall conform to the BOCA Existing Structures 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.	1.00	EA	_____	_____

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 24 Extermination**

8303	<b>INSPECT &amp; PROVIDE TERMITE REPORT</b> Inspect and provide termite report for the property prior to the start of any other work.	1.00	DU	_____	_____
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**Location Total:** \_\_\_\_\_**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

385	<b>FENCE--CUSTOM</b> Inspect existing wood fence. Dispose of deteriorated, damaged, or broken pieces or components including posts. Replace with new lumber. secure any loose wood parts or pieces and fix gate(s).	1.00	EA	_____	_____
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460	<b>TRIM ALL OVERGROWTH</b> ** 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. ** Includes removing small dead trees by garage.	1.00	EA	_____	_____
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**Trade: 10 Carpentry**

2645	<b>TRIM--WRAP WITH VINYL</b> ** Replace missing or rotten wood trim with dimensional pine stock. Wrap all exposed wood with vinyl trim, including required starter pieces. ** Replace vinyl trim where missing on house.	20.00	LF	_____	_____
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**Trade: 19 Paint & Wallpaper**

5676	<b>PREP &amp; PAINT EXTERIOR TRIM--LF</b> Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss with sandpaper. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with owner's choice of acrylic latex semi-gloss.	34.00	LF	_____	_____
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5685	<b>PREP &amp; PAINT PORCH</b> Scrape all loose, peeling, cracked, blistered paint from porch, including floor, railing ceiling, posts and trim. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Caulk all cracks. Spot prime and top coat with owner's choice of premixed acrylic latex.	100.00	SF	_____	_____
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**Trade: 22 Plumbing**

7250	<b>SPRINKLER SYSTEM--REPAIR</b> ** Replace all sprinkler heads and install an anti-siphon valve if	1.00	EA	_____	_____
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**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				

required. Ensure that entire yard is reached with sprinklers.

\*\* Check to make sure it works properly and there are no leaks.

**Location Total:** \_\_\_\_\_**Location: 3 - Attic**

Approx. Wall SF: 0

Ceiling/Floor SF: 672

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 16</b>	<b>Conservation</b>				

**4926 INCREASE INSULATION TO R49**

670.00

SF

Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-49.

**Location Total:** \_\_\_\_\_**Location: 4 - Living Room**

Approx. Wall SF: 464

Ceiling/Floor SF: 190

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

**3215 STORM DOOR--CUSTOM**

1.00

EA

Repair and clean existing storm door. Replace closer.

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

200.00

SF

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges &amp; dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors &amp; 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**

190.00

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 &amp; 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. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.

**Location Total:** \_\_\_\_\_**Location: 5 - Hall**

Approx. Wall SF: 128

Ceiling/Floor SF: 15

## Location: 5 - Hall

Approx. Wall SF: 128

Ceiling/Floor SF: 15

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	20.00	SF	_____	_____

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

## Location: 6 - Half Bathroom

Approx. Wall SF: 160

Ceiling/Floor SF: 25

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3745	<b>CABINET--CUSTOM</b> Repair cabinets if required. Clean cabinets and coat with furniture oil or beeswax polish.	1.00	EA	_____	_____

## Trade: 19 Paint &amp; Wallpaper

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	24.00	SF	_____	_____
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## Trade: 22 Plumbing

7005	<b>COMMODE--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action. Replace toilet seat.	1.00	EA	_____	_____
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## Trade: 23 Electric

7582	<b>GFCI RECEPTACLE</b> Install a new GFCI receptacle and required distribution with an appropriate box and cover plate. Patch any tear out.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

## Location: 7 - Laundry Room

Approx. Wall SF: 144

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT VACANT ROOM</b>	20.00	SF	_____	_____

**Location: 7 - Laundry Room**

Approx. Wall SF: 144

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				

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

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

**Location: 8 - Kitchen/Dining**

Approx. Wall SF: 512

Ceiling/Floor SF: 207

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

3745	<b>CABINET--CUSTOM</b> Repair cabinets if required. Clean cabinets and coat with furniture oil or beeswax polish.	1.00	EA	_____	_____
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<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
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5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	220.00	SF	_____	_____
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<b>Trade: 20</b>	<b>Floor Coverings</b>				
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5955	<b>RESILIENT FLOORING--CUSTOM</b> Repair damaged area of floor near stairway door.	1.00	SF	_____	_____
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Location Total: \_\_\_\_\_

**Location: 9 - Pantry**

Approx. Wall SF: 176

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	25.00	SF	_____	_____
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Location Total: \_\_\_\_\_



Address: 5011 Sunnyridge (HOME) Lane

Unit: Unit 01

Location: 10 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 48

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

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	50.00	SF	_____	_____
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.	122.00	SF	_____	_____
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Location Total: \_\_\_\_\_

Location: 11 - Upstrs Hall

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet 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.	82.00	SF	_____	_____
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.	82.00	SF	_____	_____
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Location Total: \_\_\_\_\_

Location: 12 - Master BR

Approx. Wall SF: 384

Ceiling/Floor SF: 140

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 12 - Master BR

Approx. Wall SF: 384

Ceiling/Floor SF: 140

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	150.00	SF	_____	_____

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.	150.00	SF	_____	_____
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Location Total: \_\_\_\_\_

Location: 13 - Master Bath

Approx. Wall SF: 208

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3745	<b>CABINET--CUSTOM</b> Repair cabinets if required. Clean cabinets and coat with furniture oil or beeswax polish.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	40.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
6935	<b>SHOWER HEAD--2.0 GPM</b> Install a 2.0 GPM Showerhead in chrome such as the Niagara Conservation Earth Massage. Include arm where required.	1.00	EA	_____	_____
7005	<b>COMMODE--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action. Replace toilet seat.	1.00	EA	_____	_____

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

Location: 14 - WIC

Approx. Wall SF: 208

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	36.00	SF	_____	_____

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.	36.00	SF	_____	_____
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Location Total: \_\_\_\_\_

Location: 15 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3745	<b>CABINET--CUSTOM</b> Repair cabinets if required. Clean cabinets and coat with furniture oil or beeswax polish.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5560	<b>PREP &amp; PAINT BATHROOM</b> Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.	1.00	RM	_____	_____
<b>Trade: 22 Plumbing</b>					
6935	<b>SHOWER HEAD--2.0 GPM</b> Install a 2.0 GPM Showerhead in chrome such as the Niagara Conservation Earth Massage. Include arm where required.	1.00	EA	_____	_____
7005	<b>COMMODE--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action. Replace toilet seat.	1.00	EA	_____	_____

Address: 5011 Sunnyridge (HOME) Lane

Unit: Unit 01

Location: 15 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

7590	<b>RECEPTACLE--GFCI BATH</b> Install a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate adjacent to lavatory using copper non-metallic cable. Fish wire and repair all tear out.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 16 - Left Rear BR

Approx. Wall SF: 336

Ceiling/Floor SF: 108

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

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet 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.	102.00	SF	_____	_____
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.	102.00	SF	_____	_____
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Location Total: \_\_\_\_\_

Location: 17 - Right Rear BR

Approx. Wall SF: 320

Ceiling/Floor SF: 96

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

5565	<b>PREP &amp; PAINT VACANT ROOM</b> Remove/cover all hardware, fixtures not to be painted. Wet 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.	98.00	SF	_____	_____
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to	98.00	SF	_____	_____
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**Location: 17 - Right Rear BR**

Approx. Wall SF: 320

Ceiling/Floor SF: 96

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	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. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.				

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

**Location: 18 - Bsmt Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 33

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5565</b>	<b>PREP &amp; PAINT VACANT ROOM</b>	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.				
	** Paint wood stairs with slip resistant paint.				

**Trade: 20 Floor Coverings**

<b>5965</b>	<b>CARPET AND PAD--REMOVE</b>	1.00	RM	_____	_____
	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.				

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

**Location: 19 - Basement**

Approx. Wall SF: 768

Ceiling/Floor SF: 575

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>REMOVE FABRIC FROM WALLS</b>	1.00	EA	_____	_____
	Remove and dispose the fabric attached to the walls and ceiling in the basement.				
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6021</b>	<b>FURNACE INSPECTION</b>	1.00	EA	_____	_____
	** Inspect furnace, clean and replace all filters. Repair if required.				
	** Make sure furnace functions properly.				

**Trade: 22 Plumbing**

<b>7054</b>	<b>SERVICE WATER HEATER</b>	1.00	EA	_____	_____
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Address: 5011 Sunnyridge (HOME) Lane

Unit: Unit 01

Location: 19 - Basement

Approx. Wall SF: 768

Ceiling/Floor SF: 575

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

Inspect and service the water heater. Repairs or replace damaged or malfunctioning components where necessary. Make sure existing configuration meets all appropriate Plumbing codes and include combustion air if required. Ensure that water heater functions properly and is ready for house to be occupied.

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

Unit Total for 5011 Sunnyridge (HOME) Lane, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 5011 Sunnyridge (HOME) Lane: \_\_\_\_\_

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