

SPECS BY LOCATION/TRADE

9/30/2014

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 824 Cahill Dr. (NSP) Unit: Unit 01

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: 1 General Requirements

2	FHA COMPLIANT REHABILITATION The rehabilitation will meet all FHA minimum requirements.	1.00	EA	_____	_____
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5.1	OWNER SPECIFIED LIGHT FIXTURES Use the following light fixtures or prior approved equivalent: 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	_____	_____
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5.2	OWNER SPECIFIED MATERIALS Use the following materials or prior approved equivalent unless otherwise specified:	1.00	GR	_____	_____
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Wall Paint: Behr premium plus Ivory Mist or have it matched.
 Trim & Door Paint: Bright White
 Carpet: Manufacturer: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark.
 Vinyl Flooring: Armstrong, Toughguard, Initiator 66156 Vinyl #2: Metro Tacit Trail , Color: Vanilla ,Model: 67345401
 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. Ceramic Floor Tile: 12" x 12" DalTile, Series: Aspen Lodge, Color: Morning Breeze Ceramic Wall Tile: 6" x 6" DalTile, Series: Aspen Lodge, Color: Morning Breeze
 Hardware: All door hardware to be brushed nickel including hinges and stops.

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	_____	_____
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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 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.	1.00	GR	_____	_____
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14	CONTRACTOR ACCEPTS SCOPE OF WORK 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. x _____	1.00	DU	_____	_____
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Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	Contractor				
	Date				
24	MANUFACTURER'S SPECS PREVAIL	1.00	GR	_____	_____
	All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.				
31	CONSTRUCTION DEFINITIONS	1.00	GR	_____	_____
	"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	1.00	GR	_____	_____
	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.				
36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	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.				
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	_____	_____
	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.				
38	PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	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.				
39	HVAC PERMIT REQUIRED	1.00	EA	_____	_____
	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.				
42	CERTIFICATE OF OCCUPANCY	1.00	EA	_____	_____
	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.				
45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
	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.				
51	INSURANCE REQUIREMENTS	1.00	EA	_____	_____
	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.				
55	WORK TIMES	1.00	GR	_____	_____
	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.				
77	NEW MATERIALS REQUIRED	1.00	GR	_____	_____
	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.				

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
86	HOLD HARMLESS	1.00	GR	_____	_____
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.					
90	1 YEAR GENERAL WARRANTY	1.00	DU	_____	_____
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.					
120	FINAL CLEAN	1.00	EA	_____	_____
* 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.					
* Includes carport and concrete ramp south of carport. Remove existing garbage, blocks, stones, and debris from carport.					
* Clean Fan/Light in Dining Room.					
2031	RADON EVALUATION	1.00	EA	_____	_____
Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.					
6712	SEWER--SCOPE	1.00	EA	_____	_____
Scope and record sewer line condition and provide a tape or CD.					
Trade: 9 Environmental Rehab					
9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	GR	_____	_____
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.					
9023	CLEARANCE EXAMINATION	1.00	EA	_____	_____
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.					
9147	LEAD WASTE DISPOSAL	1.00	DU	_____	_____
Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate Category I lead waste (paint chips, stripping sludge, HEPA debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.					
Trade: 22 Plumbing					
6610	WATER SUPPLY--INSPECT,REPAIR	1.00	EA	_____	_____
Restore water service to structure. 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.					

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
Trade: 23	Electric				
7435	COMPLETE REWIRE	1.00	EA	_____	_____
<p>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.</p> <p>Includes repair of door bells (front & side door).</p> <p>All permitting and associated fees, as well as additional code requirements, to be paid by contractor.</p>					
Trade: 24	Extermination				
8303	INSPECT & PROVIDE TERMITE REPORT	1.00	DU	_____	_____
<p>Inspect and provide termite report for the property prior to the start of any other work.</p>					
Location Total:					_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
4399	ROOF INSPECTION	1.00	EA	_____	_____
<p>Inspect, repair and certify roof for at least 3 years.</p>					
Trade: 4	Site Work				
460	TRIM ALL OVERGROWTH	1.00	EA	_____	_____
<p>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.</p>					
Custom	NEGATIVE DRAINAGE	1.00	EA	_____	_____
<p>Inspect all areas of foundation for negative drainage. In low areas add fill at a minimum of 3 ft from the foundation out. Compact and slope away minimum 1/4" per foot. Make sure all downspouts drain away from foundation and have extensions where required. All work is to be FHA compliant and meet minimal appraisal requirements.</p>					
Trade: 6	Concrete & Paving				
920	CONCRETE REPAIR--OVERLAY	300.00	SF	_____	_____
<p>Remove portions of deteriorating concrete to solid surface or 1/2" minimum depth. Clean, acid wash and thoroughly rinse area. Apply a latex bonding agent per the manufacturer's specs. Resurface with a plastic, patching cement mixture. Finish to match surrounding surface.</p> <p>Includes driveway and carport.</p>					
3575	PORCH REPAIR--CUSTOM	1.00	EA	_____	_____
<p>Remove existing gravel overlay on front porch to concrete and dispose. Repair any damaged concrete by filling cracks or holes with concrete waterplug cement flush with surface. Clean off surface of any debris and refinish porch to look new.</p>					
Custom	REMOVE AND REPOUR CONCRETE	1.00	EA	_____	_____
<p>Remove concrete slab at southeast corner of house surrounding window well. Tear out concrete to nearest joint. Install new window well with higher edge and lay new concrete slab to slope away from house. Install cover over window well.</p>					
Trade: 7	Masonry				
1350	MASONRY CHIMNEY--REBUILD	20.00	LF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
	Tear down existing chimney to lowest level. Rebuild chimney using new stone veneer similar to existing. Color of stone to match existing as closely as possible. Reconstruct chimney to a height required by the state building code. Install roof flashing, chimney cap and terra cotta flue liner. Chimney on north side of house.				
Trade: 8	Metal Work				
Custom	REPAIR DAMAGED FRONT PORCH ROOF	1.00	EA		
	Inspect existing front porch over hanging roof and repair bent metal roof panels.				
Trade: 10	Carpentry				
2835	WINDOW WELL	6.00	EA		
	Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place new corrugated galvanized window wells to fit, 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. Remove existing lead based paint basement window wells and dispose of properly. Reinstall new basement window wells so that edge is higher than grade and so that grade drains away from house. Install new covers on window wells. For the two existing front of house window wells: excavate existing fill to 18-24 inches below window sill. Refill with landscape rock to window sill. Install covers over all window wells.				
3515	PORCH GUARD RAIL REPAIR-WOOD	16.00	SF		
	Replace missing or defective balusters, support posts and railing with same size stock. Wood porch under overhang by carport. Paint entire wood porch color to match existing.				
Custom	REPAIR SIDING PANEL - CARPORT	1.00	EA		
	Repair or replace green corrugated siding panel on back of carport.				
Custom	REPAIR CARPORT ROOF GABLE	1.00	EA		
	Remove weather-damaged OSB gable end on the north side of the carport roof where it meets the house overhang. Finish exposed roof end with fascia to match house. Replace or repair damaged roofing on carport and overhang. Fix existing gutter to drain house overhang and install new downspout from southeast corner of overhang to drain down to existing channel under concrete. Re-excavate drainage channel down driveway. Remove and replace damaged wood behind metal siding on both gables of house overhang.				
Trade: 19	Paint & Wallpaper				
5557	PREP & PAINT EXTERIOR SIDING AND TRIM	1.00	EA		
	Prior to painting, wash all siding of house and trim with appropriate detergent to remove dirt and grime. * Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compounds. 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. Replace any missing or deteriorated sections of material including soffit, trim, siding, corners. Spot prime and top coat two coats of owners choice of premixed acrylic latex. Include all areas of painting: siding, trim, gutters, downspouts, soffit, foundation block, shutters etc. * Only includes spot painting and caulking and filling holes of existing house siding, trim, soffit, etc. Completely paint south gable on house where siding color has worn off above overhang. Also includes basement window sills and trim				
5785	PREP & PAINT EXTERIOR MASONRY	250.00	SF		
	Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.				

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

Concrete house foundation.

Trade: 22 Plumbing

7135	HOSE BIBB	2.00	EA	_____	_____
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.					

7250	SPRINKLER SYSTEM--REPAIR	1.00	EA	_____	_____
Replace all sprinkler heads and install an anti-siphon valve. Ensure that entire yard is reached with sprinklers.					

Location Total: _____

Location: 4 - Living Room Approx. Wall SF: 480 Ceiling/Floor SF: 209

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

2350	FLOOR--REFINISH WOOD	210.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.					

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	210.00	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.					
Include painting of registers. Preserve wood paneling on 'D' wall. Touch up with stain to match, as necessary.					

Trade: 20 Floor Coverings

5965	CARPET AND PAD--REMOVE	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.					

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					

Location Total: _____

Location: 5 - Hall Approx. Wall SF: 320 Ceiling/Floor SF: 51

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

2350	FLOOR--REFINISH WOOD	60.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.					

3345	DOOR--INT, HOLLOW CORE	2.00	EA	_____	_____
Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.					

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

For closet doors. Match color and style to existing bathroom door.

Trade: 19 Paint & Wallpaper

5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT 60.00 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: 20 Floor Coverings

5965 CARPET AND PAD--REMOVE 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: _____

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

2350 FLOOR--REFINISH WOOD 100.00 SF _____
 Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.

3345 DOOR--INT, HOLLOW CORE 1.00 EA _____
 Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. Match door color and style to existing bathroom door.

3365 DOOR--BIFOLD 1.00 EA _____
 Hang a smooth, raised panel, bifold door including overhead track, all hardware and casing both sides of opening, plumb and centered within the opening.

Trade: 19 Paint & Wallpaper

5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT 100.00 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.
 Paint over wood paneling.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE 1.00 EA _____
 Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total: _____

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

2350	FLOOR--REFINISH WOOD	140.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.					
3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____
Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. Match door to color and style of existing bathroom door.					
3365	DOOR--BIFOLD	2.00	EA	_____	_____
Hang a smooth, raised panel,bifold door including overhead track, all hardware and casing both sides of opening, plumb and centered within the opening.					

Trade: 19 Paint & Wallpaper

5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	140.00	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. Paint over wood paneling.					

Trade: 20 Floor Coverings

5965	CARPET AND PAD--REMOVE	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.					

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					

Location Total: _____

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

2350	FLOOR--REFINISH WOOD	110.00	SF	_____	_____
Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.					
3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____
Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. Match door to color and style of existing bathroom door.					
3380	DOOR--SLIDING WARDROBE	1.00	EA	_____	_____
Field measure, order and install a pair of raised panel, hollow core, by-passing, top hung, doors in opening up to 6' wide. Include overhead track, all hardware, and casing on one side.					

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	110.00	SF	_____	_____
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather					

Location: 8 - Rt Rear BR

Approx. Wall SF: 336

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. Remove existing wood trim from walls.				
Trade: 20	Floor Coverings				
5965	CARPET AND PAD--REMOVE	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.				
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
	Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.				
Location Total:					_____

Location: 9 - Upstrs Bathroom

Approx. Wall SF: 240

Ceiling/Floor SF: 56

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
144	CAULK--REPLACE	1.00	RM	_____	_____
	Remove all existing caulk and clean the area. Install new caulk to seal all areas. Smooth out all applications to a professional appearance. Includes around tub and shower area.				
Trade: 10	Carpentry				
3835	ACCESSORY SET--4 PIECE BRUSHED NICKEL	1.00	EA	_____	_____
	Install a brushed nickel bathroom accessory set consisting of two 24" towel bars, one towel ring, and a toilet paper holder.				
Trade: 16	Conservation				
5110	SHOWERHEAD--LOW FLOW	1.00	EA	_____	_____
	Install a Delta model 6122, or a Moen model 3900A low flow shower head.				
Trade: 18	Ceramic Tile				
5405	CERAMIC TILE--REGROUT, CAULK	30.00	SF	_____	_____
	Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations. Includes floor tiles.				
Trade: 19	Paint & Wallpaper				
5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	60.00	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: 22	Plumbing				

Location: 9 - Upstrs Bathroom Approx. Wall SF: 240 Ceiling/Floor SF: 56

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
Custom	SERVICE JACUZZI TUB	1.00	EA	_____	_____
Inspect and repair as required existing jetted jacuzzi tub to operate properly.					
Trade: 23 Electric					
7590	RECEPTACLE--GFCI BATH	1.00	EA	_____	_____
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.					
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					
Location Total:					_____

Location: 10 - Dining Room Approx. Wall SF: 384 Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
Custom	CLEAN BRICK WALLS	200.00	SF	_____	_____
Using the appropriate detergent clean brick walls in Dining Room to remove soot and dirt and restore brick to its natural color.					
Trade: 10 Carpentry					
3705	CABINETS--REPAIR	4.00	LF	_____	_____
Repair base and hanging cabinets by rehangng plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with detergent. Repair wood cabinets.					
Custom	TOUCH UP WOOD WALL PANELS	1.00	EA	_____	_____
Prepare wood paneled wall by cleaning.Patch and touch up scuffed, scratched or damaged areas including any holes. Stain to match existing color to preserve wood paneled wall surface.					
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM	150.00	SF	_____	_____
* Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. * Ceiling only.					
Trade: 21 HVAC					
Custom	REPLACE GAS INSERT	1.00	EA	_____	_____
Remove existing gas fireplace insert and replace with new.					
Location Total:					_____

Location: 11 - Kitchen Approx. Wall SF: 432 Ceiling/Floor SF: 152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3345	DOOR--INT, HOLLOW CORE	1.00	EA	_____	_____

Location: 11 - Kitchen

Approx. Wall SF: 432

Ceiling/Floor SF: 152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Install smooth, raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges. Match to new doors being installed.					
3705	CABINETS--REPAIR	30.00	LF	_____	_____
Repair base and hanging cabinets by rehangng plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with detergent. Match existing pocelain handles if possible, if not please salvage handles to WCDA. Refurbish existing short base cabinet to match the rest of the cabinets including hardware, handles, and countertop.					
3750	COUNTER TOP--FORMICA	24.00	LF	_____	_____
Dispose of counter top. Field measure and screw to base cabinet a post formed, formica counter top. Provide cutout for sink. See General Conditions for specified color.					
Trade: 19 Paint & Wallpaper					
5525	PREP & STAIN CABINET	1.00	EA	_____	_____
Prepare cabinet by removing hardware, degreasing with alcohol and finish sanding with 100 grit paper. Apply 2 coats of high gloss polyurethane varnish containing a light stain. Install new hardware. Strip existing tall white wood cabinet of paint. Prepare surfaces and stain to match color of the rest of the cabinets.					
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.					
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	_____	_____
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.					
Trade: 23 Electric					
7595	RECEPTACLE--GFCI COUNTERTOP 15 AMP	1.00	EA	_____	_____
Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using #14 copper non-metallic cable, controlled by a 15 amp circuit breaker. Fish wire and repair all tear out. If mounted over a countertop install no more than 46 inches above floor height.					
7730	LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					
7835	RANGE HOOD EXTERIOR VENTED	1.00	EA	_____	_____
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.					
Trade: 25 Appliances					
8415	GAS STOVE--30"	1.00	EA	_____	_____
Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven and electrical connections.					
8475	REFRIGERATOR--18 CF--ENERGY STAR	1.00	EA	_____	_____
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.					

Location: 11 - Kitchen Approx. Wall SF: 432 Ceiling/Floor SF: 152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25 Appliances					
8491	DISHWASHER--2 CYCLE--ENERGY STAR	1.00	EA	_____	_____
Provide and install a 24", 2 cycle, built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Whirlpool #: 267844 Model: DU811SWPU - or - GE Model GSD1300NWW. Color to be selected by owner.					
8500	DISPOSAL--1/2 HP	1.00	EA	_____	_____
Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.					
Location Total:					_____

Location: 12 - Mud Room Approx. Wall SF: 238 Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.					
3065	DOOR--REWORK EXTERIOR	1.00	EA	_____	_____
Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.					
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM	60.00	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.					
Trade: 22 Plumbing					
7110	DRYER VENT	1.00	EA	_____	_____
Install interior cover over dryer vent opening.					
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					
Location Total:					_____

Location: 13 - Stairs Approx. Wall SF: 0 Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Custom	REPAIR HANDRAIL	1.00	EA	_____	_____
Repair and or replace damaged components of existing handrail. Ensure handrail is securely fastened to wall. Prep and prepare for paint.					
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM	80.00	SF	_____	_____
Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather					

Location:	13 - Stairs	Approx. Wall SF: 0	Ceiling/Floor SF: 36
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.

Trade: 20 Floor Coverings

5970 CARPET AND PAD 80.00 SF _____
 Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE 1.00 EA _____
 Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total: _____

Location:	14 - Bsmt Hall	Approx. Wall SF: 315	Ceiling/Floor SF: 54
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2405 BASEBOARD--RANCH 50.00 LF _____
 Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.

Trade: 19 Paint & Wallpaper

5565 PREP & PAINT VACANT ROOM 60.00 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.

Trade: 20 Floor Coverings

5970 CARPET AND PAD 60.00 SF _____
 Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/sy. Owner's choice of in-stock color and pattern.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE 1.00 EA _____
 Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total: _____

Location:	15 - Family Room	Approx. Wall SF: 375	Ceiling/Floor SF: 150
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2405 BASEBOARD--RANCH 60.00 LF _____
 Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.

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

Custom	BUILD NEW BOOK SHELVES	1.00	EA	_____	_____
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Fill opening on 'B' wall where rolling wood shelf is located with a new set of built in book shelves recessed approximately 1 foot. Shelves should have a solid firm backing closing off back of opening. Construct shelves with particle board and paint to match room. Salvage rolling wood shelves to WCDA.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	200.00	SF	_____	_____
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Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.
Include painting of brick walls.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	200.00	SF	_____	_____
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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.

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
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Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total: _____

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

2979	VINYL SLIDING DOUBLE GLAZED WINDOW	1.00	EA	_____	_____
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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.

Trade: 19 Paint & Wallpaper

5565	PREP & PAINT VACANT ROOM	100.00	SF	_____	_____
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Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.
Includes painting floor with appropriate concrete floor paint.

Location Total: _____

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

2405	BASEBOARD--RANCH	60.00	LF	_____	_____
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Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.

Location: 17 - Bsmt Rt Front BR

Approx. Wall SF: 360

Ceiling/Floor SF: 143

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

4160 CLOSET--BEDROOM

1.00 EA

Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.

Install on 'D' wall.

Custom REMOVE BRICK WALL & ELEVATED STONE PLATFORM

1.00 EA

Remove brick from 'D' wall and stone platform on floor. Patch and repair floor as necessary to lay carpet.

Trade: 17 Drywall & Plaster

5270 DRYWALL--1/2"

150.00 SF

Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.

Hang new drywall on 'D' wall where brick was.

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 & 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

200.00 SF

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

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE

1.00 EA

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

Location Total:

Location: 18 - Utility

Approx. Wall SF: 420

Ceiling/Floor SF: 187

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

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.

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 & 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.

Include floor with appropriate concrete paint.

Location: 18 - Utility

Approx. Wall SF: 420

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
Trade: 21	HVAC				
6037	FURNACE--GAS REPLACE	1.00	EA		
Dispose of old furnace in legal dump. Install a new intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of 86 to existing plenum and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All new installations will include aluminum flex chimney liners. HVAC PERMIT IS REQUIRED.					
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:					

Location: 19 - Bsmt Bathroom

Approx. Wall SF: 225

Ceiling/Floor SF: 56

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3836	ACCESSORY SET--3 PIECE BRUSHED NICKEL	1.00	EA		
Install a brushed nickel bathroom accessory set comprised of a towel ring, 24" towel bar and toilet paper holder.					
Trade: 16	Conservation				
5110	SHOWERHEAD--LOW FLOW	1.00	EA		
Install a Delta model 6122, or a Moen model 3900A low flow shower head.					
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.					
Trade: 22	Plumbing				
6901	VANITY--TO FIT -- COMPLETE	1.00	EA		
Install a plywood vanity to fit; 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 escution plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.					
7010	COMMODE--REPLACE	1.00	EA		
Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.					
Location Total:					

Location: 20 - Laundry Room

Approx. Wall SF: 390

Ceiling/Floor SF: 144

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

Location: 20 - Laundry Room

Approx. Wall SF: 390

Ceiling/Floor SF: 144

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.					
Trade: 17 Drywall & Plaster					
5270	DRYWALL--5/8"	150.00	SF	_____	_____
* Ceiling: Hang, tape and 3 coat finish 5/8" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.					
* Remove existing tile ceiling.					
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 & 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.					
* Remove existing wall paper prior to beginning painting.					
5600	TEXTURE--SPRAY	200.00	SF	_____	_____
* 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.					
Texture all non-concrete surfaces including new ceiling.					
Trade: 20 Floor Coverings					
5930	UNDERLAYMENT AND VINYL SHEET GOODS	200.00	SF	_____	_____
Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.					
Trade: 22 Plumbing					
7110	DRYER VENT	1.00	EA	_____	_____
Install an exterior vented dryer vent.					
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.					
Trade: 23 Electric					
7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.					
Location Total:					_____

Location: 21 - Storage

Approx. Wall SF: 195

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM	50.00	SF	_____	_____

Address: 824 Cahill Dr. (NSP)

Unit: Unit 01

Location: 21 - Storage

Approx. Wall SF: 195

Ceiling/Floor SF: 30

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

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.

Remove contact paper from shelves.

Location Total: _____

Unit Total for 824 Cahill Dr. (NSP) , Unit Unit 01: _____

Address Grand Total for 824 Cahill Dr. (NSP) : _____

Bidder: _____