



WCDA  
 Construction Department  
 Casper WY 82609  
 307.265.0603

# Specs By Location

7/24/2018

**Address: 2900 Saddlestring 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**

1	<b>5.1 OWNER SPECIFIED LIGHT FIXTURES</b> 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	_____	_____
2	<b>5.2 OWNER SPECIFIED MATERIALS</b> 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" 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.	1.00	GR	_____	_____
3	<b>6 SUBMITTALS</b> 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	_____	_____
4	<b>11 DISCLAIMER</b> 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	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 tortuous action, arising out of or in connection with the use or performance of information available from the inspection.				
5	<b>14 CONTRACTOR ACCEPTS SCOPE OF WORK</b> 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 _____ Date Contractor	1.00	DU	_____	_____
6	<b>24 MANUFACTURER'S SPECS PREVAIL</b> All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	_____	_____
7	<b>31 CONSTRUCTION DEFINITIONS</b> "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.	1.00	GR	_____	_____
8	<b>35 VERIFY QUANTITIES/MEASUREMENTS</b> All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	_____	_____
9	<b>36 BUILDING PERMIT REQUIRED</b> If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
10	<b>37 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	_____	_____
11	<b>38 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	_____	_____
12	<b>39 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	_____	_____
13	<b>42 CERTIFICATE OF OCCUPANCY</b> 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	_____	_____
14	<b>43 SITE SURVEY</b> Provide an "as built" survey verifying corner placement of all buildings and utility runs prior to release of the retainage.	1.00	EA	_____	_____
15	<b>45 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	_____	_____
16	<b>51 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	_____	_____
17	<b>55 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	_____	_____
18	<b>77 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	_____	_____
19	<b>86 HOLD HARMLESS</b> The contractor will defend, indemnify and hold harmless the	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1 General Requirements</b>					
	Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.				
20	<b>90 1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	_____	_____
21	<b>120 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	_____	_____
22	<b>2031 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	_____	_____
23	<b>6712 SEWER--SCOPE</b> Scope and record sewer line condition and provide a written condition report and video documentation to WCDA (tape, CD or flash drive.) TAKE AND PROVIDE COPY OF VIDEO SHOWING CLEARED AND REPAIRED VIDEO OF ENTIRE SEWER LINE	1.00	EA	_____	_____
<b>Trade: 9 Environmental Rehab</b>					
24	<b>9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS &amp; GUIDELINES</b> 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.  The intention of these specifications is to provide abatement of lead paint hazards at the property.	1.00	GR	_____	_____
<b>Trade: 21 HVAC</b>					
25	<b>6021 FURNACE INSPECTION</b> Inspect furnace, clean and replace all filters	1.00	AL	_____	_____
<b>Trade: 22 Plumbing</b>					

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
26	<b>6610 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	_____	_____
27	<b>6705 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.  REPAIR WASTE LINE APPROXIMATELY 42 FEET FROM OUTSIDE CLEAN OUT. (POSSIBLY THE CONNECTION TO THE MAIN AT THE STREET)	1.00	EA	_____	_____

**Trade: 23 Electric**

28	<b>7430 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 required code. Replace all nonfunctional light bulbs in the unit. Install or replace any smoke detectors required by code. All loose and exposed wiring, as well as open splices shall be placed in junction boxes. Ground all groundable outlets. If ground is not present and outlet is 3 prong, replace with GFCI or 2 prong outlet.  Place GFCI sticker on GFCI outlets with dual purpose breakers.	1.00	EA	_____	_____
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**Trade: 24 Extermination**

29	<b>8303 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 - entryway**

Approx. Wall SF: 256

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
30	<b>130 SECURITY--CUSTOM</b>  remove existing security system	1.00	EA	_____	_____

**Trade: 10 Carpentry**

Location: 2 - entryway

Approx. Wall SF: 256

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
31	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	40.00	LF	_____	_____
32	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOB ON COAT CLOSET WITH NEW PASSAGE KNOB	1.00	EA	_____	_____
33	<b>3185 DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.	1.00	EA	_____	_____
34	<b>3210 STORM DOOR--ALUMINUM</b> Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____
35	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework coat closet door so that it does not open/close on it's own	1.00	EA	_____	_____
36	<b>4010 CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
37	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.  INCLUDES CLOSET SHELVING	367.00	SF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
38	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	63.00	SF	_____	_____

Location: 2 - entryway

Approx. Wall SF: 256

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20 Floor Coverings</b>					
ENTRY WAY, CLOSET AND BOTTOM OF STAIRS					
<b>Trade: 21 HVAC</b>					
39	<b>6330 REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
40	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
41	<b>8040 DOORBELL--REPAIR</b> Replace damaged or missing components, splice wire and repair door buzzer system to function correctly.	1.00	EA	_____	_____
<b>Location Total:</b>					_____

Location: 3 - 1/2 Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
42	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	25.00	LF	_____	_____
43	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE WINDOW IN 1/2 BATH APPROXIMATELY 2'X3'	1.00	EA	_____	_____
44	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE DOOR KNOB WITH PRIVACY DOOR KNOB INSTALL HINGE STOP ON DOOR TO PREVENT DAMAGE TO WALL BEHIND DOOR.	1.00	EA	_____	_____
45	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so that it doesn't open/close on it's own	1.00	EA	_____	_____
46	<b>3832 BATH MIRROR</b> Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.	1.00	EA	_____	_____

Location: 3 - 1/2 Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
47	<b>3836 ACCESSORY SET--3 PIECE</b> Install a brushed nickel or chrome finish bathroom accessory set comprised of a towel ring, 20" - 24" towel bar, and a toilet paper holder.	1.00	EA	_____	_____
<b>Trade: 17 Drywall &amp; Plaster</b>					
48	<b>5208 DRYWALL--PATCH--SMALL</b> Clean out and expand hole to allow the insertion of a 1/2" gypsum backer board coated with construction adhesive. Screw through drywall face to secure. After adhesive is set, apply patching plaster to 1/ 4" of surface. Finish with compound, wet sand ready for paint. REMOVE EXISTING EXHAUST FAN FROM CEILING AND PATCH HOLE. APPROXIMATELY 1 SQUARE FOOT.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
49	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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. REMOVE EXCESSIVE CAULKING FROM AROUND SINK REPAIR DRYWALL AS NEEDED FROM CAULKING REMOVAL	228.00	SF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
50	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	36.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
51	<b>6330 REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					



## Location: 3 - 1/2 Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
52	<b>7005 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	_____	_____
53	<b>Custom TOILET AND SINK RE-CAULKING</b> Re-caulk base of toilet after reinstallation Re-caulk sink perimeter of sink at floor and wall after reinstallation	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
54	<b>7731 LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____

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

## Location: 4 - Living Room

Approx. Wall SF: 544

Ceiling/Floor SF: 253

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
55	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	70.00	LF	_____	_____
56	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE WINDOW APPROXIMATELY 5'X5'	1.00	EA	_____	_____
57	<b>3187 DOOR--SLIDING GLASS DOOR COMPLETE</b> Dispose of door and frame. Install a prehung fiberglass, insulated, sliding door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. Prime and top coat. REPLACE EXISTING PATIO DOOR APPROXIMATELY 5'X80"	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
58	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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,	682.00	SF	_____	_____

Location: 4 - Living Room

Approx. Wall SF: 544

Ceiling/Floor SF: 253

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.					
<b>Trade: 20 Floor Coverings</b>					
59	<b>5970 CARPET AND PAD</b>	242.00	SF	_____	_____
Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.					
<b>Trade: 21 HVAC</b>					
60	<b>6330 REGISTER--REPLACE</b>	2.00	EA	_____	_____
Replace missing or damaged register with an adjustable metal register.					
<b>Trade: 23 Electric</b>					
61	<b>7728 LIGHT FIXTURE--REPLACE CHANDELIER - DINING</b>	1.00	EA	_____	_____
Replace light fixture with at least a 4 light hanging fixture. Include shade and lamps. Fixture must be UL approved. See General Conditions for specified material.					
62	<b>8017 ENERGY STAR CEILING FAN LIGHT FIXTURE</b>	1.00	EA	_____	_____
Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light.					

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

Location: 5 - kitchen

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
63	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b>	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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE KITCHEN WINDOW APPROXIMATELY 3'X3'					
64	<b>3135 DOOR HARDWARE--CUSTOM</b>	1.00	EA	_____	_____

Location: 5 - kitchen

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	REPLACE EXISTING PANTRY DOOR KNOB WITH NEW PASSAGE KNOB				
65	<b>3345 DOOR--INT, HOLLOW CORE--RAISED PANEL</b> Install a raised panel, hollow core, masonite door on existing jamb. Include passage lockset and 2 butt hinges. REPLACE PANTRY DOOR	1.00	EA	_____	_____
66	<b>3750 COUNTER TOP--FORMICA</b> 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.	35.00	LF	_____	_____
<b>Trade: 17 Drywall &amp; Plaster</b>					
67	<b>5210 DRYWALL--PATCH--LARGE</b> Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. REMOVE CAULKING AT TOP OF EXISTING BACK SPLASH AND REPAIR DRYWALL WHERE NEEDED	35.00	SF	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
68	<b>5555 PREP/PAINT KITCHEN--SEMI GLOSS</b> 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. APPROXIMATELY 400 SQUARE FEET INCLUDES PANTRY AND ALL SHELVING IN PANTRY, CAULKING TOP EDGE OF COUNTERTOP BACK SPLASH WHERE IT MEETS THE DRYWALL	1.00	EA	_____	_____
<b>Trade: 20 Floor Coverings</b>					
69	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	132.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
70	<b>6330 REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register. REPLACE 1 TOE KICK REGISTER UNDER SINK	1.00	EA	_____	_____

Location: 5 - kitchen

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
71	<b>6835 SINK--DOUBLE BOWL COMPLETE</b> 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	_____	_____
<b>Trade: 23 Electric</b>					
72	<b>7750 FLUORESCENT LIGHT FIXTURE</b> Install a 2 tube, 40 watt, surface mounted 24"x16" fluorescent fixture with acrylic diffuser and energy efficient ballast in pantry. Install a 4 tube, 40 watt, surface mounted 48"x16" fluorescent fixture with acrylic diffuser and energy efficient ballast in kitchen REPLACE EXISTING FIXTURES IN PANTRY AND KITCHEN	1.00	EA	_____	_____
73	<b>7835 RANGE HOOD EXTERIOR VENTED</b> Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 some. 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. RETRO FIT MICROWAVE/HOOD COMBO TO EXISTING CABINETRY AND DUCTING	1.00	EA	_____	_____
<b>Trade: 25 Appliances</b>					
74	<b>8440 ELECTRIC RANGE</b> 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	_____	_____
75	<b>8475 REFRIGERATOR--18 CF--ENERGY STAR</b> 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	_____	_____
76	<b>8491 DISHWASHER--2 CYCLE--ENERGY STAR</b> 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	_____	_____
77	<b>8500 DISPOSAL--1/2 HP</b> Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.	1.00	EA	_____	_____
78	<b>8595 APPLIANCE--CUSTOM</b>	1.00	EA	_____	_____

Location: 5 - kitchen

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 25 Appliances

Remove and dispose of existing appliances in Kitchen  
Remove Range, Refrigerator, Dishwasher, Microwave

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

Location: 6 - Garage entry hallway and closet

Approx. Wall SF: 192

Ceiling/Floor SF: 36

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

79 3135 DOOR HARDWARE--CUSTOM 1.00 EA \_\_\_\_\_

REPLACE EXISTING CLOSET DOOR KNOB WITH NEW  
PASSAGE KNOB

80 4010 CLOSET POLE 1.00 EA \_\_\_\_\_

Field measure and install 1-1/2" diameter wood closet pole and  
sockets.  
APPROXIMATELY 6' LONG

Trade: 19 Paint &amp; Wallpaper

81 5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT 265.00 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.

THIS INCLUDES THE INSIDE OF THE STORAGE CLOSET  
BY THE GARAGE ENTRY DOOR  
THIS INCLUDES REPAIR OF THE DRYWALL  
APPROXIMATELY 1 SQ FOOT

Trade: 21 HVAC

82 6340 RETURN AIR TRANSFER GRILL 14X8 2.00 EA \_\_\_\_\_

Install a Tamarack Return Air Pathway (RAP) 14"X8" Sound  
and light restricted by-pass grill to air balance forced air system  
- www.tamtech.com. Install in stud cavity between specified  
room and common space to provide return air. Seal to wall  
finish and install flange trim.

REPLACE 2 RETURN AIR COVERS APPROXIMATELY  
14"X8"

**Location: 6 - Garage entry hallway and closet**

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
83	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

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

**Location: 7 - Attached Garage**

Approx. Wall SF: 720

Ceiling/Floor SF: 400

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
84	<b>3160 DOOR--INSULATED METAL</b> Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat.	1.00	EA	_____	_____
85	<b>3200 DOOR OVERHEAD GARAGE</b> Dispose of door, track and hardware. Install a sectional wood, 9'x 7' garage door including hardware, exterior trim and drip cap. Prime and top coat. insulated	1.00	EA	_____	_____
86	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. REWORK UTILITY ROOM DOOR SO THAT IT DOES NOT OPEN/CLOSE ON IT'S OWN	1.00	EA	_____	_____

**Trade: 19 Paint & Wallpaper**

87	<b>5645 PAINT INTERIOR--CUSTOM</b>  PAINT WALLS AND CEILING	1.00	EA	_____	_____
88	<b>5755 PREP &amp; PAINT CONCRETE FLOOR</b> 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. Garage floor	400.00	SF	_____	_____
89	<b>Custom REMOVE GREAT STUFF FOAM</b> Remove excess foam insulation	1.00	EA	_____	_____

**Trade: 23 Electric**

90	<b>7750 FLUORESCENT LIGHT FIXTURE</b> Install a 4 tube, 40 watt, surface mounted 48"x16" fluorescent fixture with acrylic diffuser and energy efficient ballast.	4.00	EA	_____	_____
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**Location: 7 - Attached Garage**

Approx. Wall SF: 720

Ceiling/Floor SF: 400

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

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

**Location: 8 - Utility closet in garage**

Approx. Wall SF: 208

Ceiling/Floor SF: 30

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

91	3135	DOOR HARDWARE--CUSTOM	1.00	EA	_____	_____
		REPLACE EXISTING DOOR KNOB WITH NEW PASSAGE DOOR KNOB				

Trade: 22	Plumbing				
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92	6715	DRAIN, WASTE, VENT--PVC	1.00	LF	_____	_____
		Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.				
		INSTALL FLOOR DRAIN AND CONNECT TO EXISTING P-TRAP IN CRAWL SPACE				

Trade: 23	Electric				
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93	7725	LIGHT FIXTURE--REPLACE PULL CHAIN	1.00	EA	_____	_____
		Dispose of existing light fixture and install a porcelain pull chain lamp fixture with a lamp on an approved electrical box.				

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

**Location: 9 - crawl space**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

94	4955	VAPOR BARRIER--CRAWL SPACE	1.00	RM	_____	_____
		Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.				

95	4996	INSULATE RIM JOIST--FOAM	106.00	LF	_____	_____
		After cleaning the area thoroughly, apply expanding spray foam to the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Install to R-19 at a minimum. Use a spray foam product that meets Underwriters Laboratories, Inc. (UL) classification Certificate R7813 such as Dow FROTH-PAK FS Foam or Handi-Foam Two Component E-84 Class A Foam. Insulate from the subfloor for the first floor to the top of the foundation wall and seal all penetrations and the top of the foundation. Seal all openings within the area of the rim joist created by plumbing, gas lines, electrical boxes or any				

Location: 9 - crawl space

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 16</b>	<b>Conservation</b>				
	other penetrations. ADD FOAM INSULATION TO RIM JOISTS ON ENTIRE PERIMETER OF CRAWL SPACE				
<b>Trade: 22</b>	<b>Plumbing</b>				
96	<b>7145 SUMP PUMP COMPLETE</b> Install a 1/3 horse power, submersible sump pump complete with pit, liner, and discharge piping on a separate 15 amp circuit. CONSULT WCDA CONSTRUCTION SPECIALIST ABOUT PLACEMENT	1.00	EA	_____	_____
97	<b>Custom PLUMBING INSPECTION</b>  INSPECT OPEN P-TRAP CONNECT P-TRAP TO FLOOR DRAIN BEING ADDED IN UTILITY CLOSET IN GARAGE	1.00	EA	_____	_____
<b>Location Total:</b>				_____	_____

Location: 10 - Stairs

Approx. Wall SF: 510

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
98	<b>2305 SUBFLOOR--1/2"</b> Install 1/2", tongue and groove, CDX plywood decking, nailed 8" on center using screw shank or cement coated nails. repair top of stairs	1.00	EA	_____	_____
99	<b>2520 HANDRAIL--REPLACE INTERIOR</b> Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.	12.00	LF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
100	<b>5580 PAINT STAIRWELL</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. REPAIR ANY CRACKS AND HOLES IN DRYWALL ADD TEXTURE TO REPAIRS	1.00	RM	_____	_____



Location: 10 - Stairs

Approx. Wall SF: 510

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20 Floor Coverings</b>					
101	<b>5980 CARPET AND PAD STAIRS</b> Install textured carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Use Shaw brand or approved equivalent. Owner's choice of color and pattern.	1.00	RM	_____	_____
<b>Trade: 23 Electric</b>					
102	<b>7795 LIGHT FIXTURE--CUSTOM</b>  REPLACE EXISTING SCONCE LIGHT IN STAIRWAY	1.00	EA	_____	_____
<b>Location Total:</b>					_____

Location: 11 - sitting area

Approx. Wall SF: 256

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
103	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	60.00	LF	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
104	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.  THIS INCLUDES THE INSIDE OF THE LINEN CLOSET BETWEEN MASTER BEDROOM AND BEDROOM 1	750.00	SF	_____	_____
105	<b>5485 PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.  PAINT LINEN CLOSET SHELVING	30.00	LF	_____	_____
<b>Trade: 20 Floor Coverings</b>					

## Location: 11 - sitting area

Approx. Wall SF: 256

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20 Floor Coverings</b>					
106	<b>5970 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. See General Requirements for specified carpet.	210.00	SF	_____	_____
<b>Trade: 23 Electric</b>					
107	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	2.00	EA	_____	_____

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

## Location: 12 - Bedroom master

Approx. Wall SF: 432

Ceiling/Floor SF: 180

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
108	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	100.00	LF	_____	_____
109	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE EXISTING WINDOW APPROXIMATELY 3'X5'	1.00	EA	_____	_____
110	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOBS WITH 1 PRIVACY LOCK ON MASTER BEDROOM DOOR AND 2 PASSAGE KNOBS ON MASTER CLOSET AND LINEN CLOSET BETWEEN BEDROOM AND MASTER BATH	3.00	EA	_____	_____
111	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. Re-work bedroom and 2 closet doors so that they do not open/close on their own.	3.00	EA	_____	_____
112	<b>4010 CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	3.00	EA	_____	_____

Location: 12 - Bedroom master

Approx. Wall SF: 432

Ceiling/Floor SF: 180

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
113	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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 MASTER BEDROOM (WALLS AND CEILING), MASTER BEDROOM CLOSET (WALLS AND CEILING), HALLWAY TO MASTER BATHROOM AND LINEN CLOSET (WALLS AND CEILING)	968.00	SF	_____	_____
114	<b>5485 PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.  PAINT ALL SHELVING IN LINEN CLOSET AND MASTER BEDROOM CLOSET	25.00	LF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
115	<b>5970 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. See General Requirements for specified carpet.  INSTALL CARPET IN MASTER BEDROOM, MASTER BEDROOM CLOSET, HALLWAY TO MASTER BATH AND LINEN CLOSET	248.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
116	<b>6340 RETURN AIR TRANSFER GRILL 12X12</b> Install a Tamarack Return Air Pathway (RAP) 12.12 (12" x 12") Sound and light restricted by-pass grill to air balance forced air system - www.tamtech.com. Install in stud cavity between specified room and common space to provide return air. Seal to wall finish and install flange trim.  REPLACE RETURN AIR GRILL IN MASTER BEDROOM	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					

Location: 12 - Bedroom master

Approx. Wall SF: 432

Ceiling/Floor SF: 180

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
117	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps. REPLACE LIGHT FIXTURE IN HALLWAY BETWEEN MASTER BEDROOM AND BATH REPLACE LIGHT FIXTURE IN MASTER BEDROOM CLOSET	2.00	EA	_____	_____
118	<b>8017 ENERGY STAR CEILING FAN LIGHT FIXTURE</b> Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light. REMOVE EXISTING FAN/LIGHT FIXTURE AND INSTALL NEW CEILING FAN/LIGHT FIXTURE THIS INCLUDES ANY FISHING OF WIRE TO ACCOMMODATE THE NEW FIXTURE AND REQUIRED SWITCHES	1.00	EA	_____	_____

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

Location: 13 - master bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
119	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	25.00	LF	_____	_____
120	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE EXISTING WINDOW APPROXIMATELY 2'X3'	1.00	EA	_____	_____
121	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOB WITH NEW PRIVACY DOOR KNOB	1.00	EA	_____	_____
122	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so that it doesn't open/close on it's own	1.00	EA	_____	_____
123	<b>3745 CABINET--CUSTOM</b> Install a 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	1.00	EA	_____	_____

Location: 13 - master bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. VERIFY DIMENSIONS OF CABINET BEFORE ORDERING THIS INCLUDES NEW COUNTERTOP, BACK SPLASH, SINK AND FAUCET AND ALL PLUMBING NEEDED FOR FUNCTIONALITY				
124	<b>3825 MEDICINE CABINET--SURF MOUNT 16X22</b> Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
125	<b>3835 ACCESSORY SET--4 PIECE</b> Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____
126	<b>3840 SHOWER CURTAIN ROD</b> Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a brushed nickel shower curtain rod using wall anchors.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
127	<b>5560 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. REMOVE EXCESS PAINT FROM TUB SURROUND REMOVE CAULKING AND REPAIR DRYWALL AROUND VANITY TOP	1.00	RM	_____	_____
<b>Trade: 20 Floor Coverings</b>					
128	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color. REPLACE EXISTING VINYL IN MASTER BATH	80.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
129	<b>6930 TUB/SHOWER FAUCET WITH DIVERTER</b> 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	1.00	EA	_____	_____

Location: 13 - master bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
	year drip-free warranty. ONLY INSTALL NEW CONTROLS IF ACCESS IS AVAILABLE				
<b>Trade: 23</b>	<b>Electric</b>				
130	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
131	<b>7731 LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
132	<b>7820 BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out. REMOVE EXISTING VENT FAN AND REPLACE THIS INCLUDES FISHING OF WIRE FOR SWITCH DUCT TO OUTSIDE OF HOUSE	1.00	EA	_____	_____

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

Location: 14 - bedroom 1

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
133	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	50.00	LF	_____	_____
134	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE EXISTING WINDOW APPROXIMATELY 3'X5'	1.00	EA	_____	_____
135	<b>3135 DOOR HARDWARE--CUSTOM</b> REPLACE EXISTING DOOR KNOB WITH NEW PASSAGE DOOR KNOB	1.00	EA	_____	_____
136	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so it doesn't open/close on it's own add hinge stop so door doesn't contact wall when open	1.00	EA	_____	_____

Location: 14 - bedroom 1

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
137	<b>3335 DOOR REPAIR--CUSTOM</b> hang closet doors and adjust as needed	1.00	EA	_____	_____
138	<b>4010 CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
<b>Trade: 19      Paint &amp; Wallpaper</b>					
139	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.	500.00	SF	_____	_____
140	<b>5485 PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. PAINT CLOSET SHELF	6.00	LF	_____	_____
<b>Trade: 20      Floor Coverings</b>					
141	<b>5970 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. See General Requirements for specified carpet.	132.00	SF	_____	_____
<b>Trade: 21      HVAC</b>					
142	<b>6340 RETURN AIR TRANSFER GRILL 12X12</b> Install a Tamarack Return Air Pathway (RAP) 12.12 (12" x 12") Sound and light restricted by-pass grill to air balance forced air system - <a href="http://www.tamtech.com">www.tamtech.com</a> . Install in stud cavity between specified room and common space to provide return air. Seal to wall finish and install flange trim. REPLACE RETURN AIR COVER	1.00	EA	_____	_____

Location: 14 - bedroom 1

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
143	<b>8017 ENERGY STAR CEILING FAN LIGHT FIXTURE</b> Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light.  REMOVE EXISTING FAN/LIGHT FIXTURE AND INSTALL NEW CEILING FAN/LIGHT FIXTURE THIS INCLUDES ANY FISHING OF WIRE TO ACCOMMODATE THE NEW FIXTURE AND REQUIRED SWITCHES	1.00	EA	_____	_____

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

Location: 15 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
144	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	25.00	LF	_____	_____
145	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOB WITH NEW PRIVACY DOOR KNOB	1.00	EA	_____	_____
146	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so it doesn't open/close on it's own	1.00	EA	_____	_____
147	<b>3825 MEDICINE CABINET--SURF MOUNT 16X22</b> Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
148	<b>3832 BATH MIRROR</b> Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.	1.00	EA	_____	_____
149	<b>3836 ACCESSORY SET--3 PIECE</b> Install a brushed nickel or chrome finish bathroom accessory set comprised of a towel ring, 20" - 24" towel bar, and a toilet paper holder.	1.00	EA	_____	_____
150	<b>3840 SHOWER CURTAIN ROD</b> Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a brushed nickel shower curtain rod using wall anchors.	1.00	EA	_____	_____



Location: 15 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
151	<b>5560 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. REMOVE CAULKING FROM AROUND VANITY TOP REPAIR ANY DAMAGE TO DRYWALL AROUND VANITY TOP AFTER CAULK REMOVAL REMOVE ANY EXCESS PAINT FROM TUB SURROUND	1.00	RM	_____	_____
<b>Trade: 20 Floor Coverings</b>					
152	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	40.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
153	<b>6330 REGISTER--REPLACE</b> Replace missing or damaged register with an adjustable metal register. REPLACE CEILING HEAT REGISTER APPROXIMATELY 4"X12"	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					
154	<b>6900 VANITY--24" COMPLETE</b> Install a 24" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. replace existing vanity, countertop, sink and faucet	1.00	EA	_____	_____
155	<b>6930 TUB/SHOWER FAUCET WITH DIVERTER</b> 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. REPLACE EXISTING SHOWER CONTROLS IF ACCESS IS AVAILABLE	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					

## Location: 15 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
156	<b>7731 LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
157	<b>7820 BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and white faceplate capable of 60CFM at 60 somes. Include; power and switch wiring using #14 copper Romex. Repair any tear out.  REPLACE EXISTING FAN THIS INCLUDES FISHING WIRES FOR A NEW SWITCH IF NEEDED DUCT TO OUTSIDE OF HOUSE	1.00	EA	_____	_____

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

## Location: 16 - Laundry room

Approx. Wall SF: 176

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
158	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	20.00	LF	_____	_____
159	<b>3135 DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOB WITH NEW PASSAGE DOOR KNOB	1.00	EA	_____	_____
160	<b>3260 REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so it doesn't open/close on it's own	1.00	EA	_____	_____
161	<b>4010 CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
162	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.	184.00	SF	_____	_____

Location: 16 - Laundry room

Approx. Wall SF: 176

Ceiling/Floor SF: 30

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
163	<b>5485 PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. PAINT LAUNDRY ROOM SHELF	6.00	LF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
164	<b>5925 VINYL SHEET GOODS</b> Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	24.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
165	<b>6415 DRYER VENT</b> Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Closure outlet. <a href="http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571">http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571</a> . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing. INSPECT EXISTING DRYER VENT AND DUCTING REPLACE OUTSIDE VENT COVER	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
166	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
167	<b>7820 BATH VENT FAN</b> Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 some. Include; power and switch wiring using #14 copper Romex. Repair any tear out. REMOVE EXISTING VENT FAN AND REPLACE THIS INCLUDES FISHING OF ANY WIRE NEEDED FOR SWITCH DUCT TO OUTSIDE OF HOUSE	1.00	EA	_____	_____

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

Location: 17 - bedroom 2

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
168	<b>2406</b> <b>BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	50.00	LF	_____	_____
169	<b>2979</b> <b>VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE EXISTING WINDOW APPROXIMATELY 3'X5'	1.00	EA	_____	_____
170	<b>3135</b> <b>DOOR HARDWARE--CUSTOM</b>  REMOVE EXISTING DOOR KNOB AND REPLACE WITH NEW PASSAGE KNOB	1.00	EA	_____	_____
171	<b>3260</b> <b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting. rework door so it doesn't open/close on it's own	1.00	EA	_____	_____
172	<b>3335</b> <b>DOOR REPAIR--CUSTOM</b>  hang closet doors and adjust as needed	1.00	EA	_____	_____
173	<b>4010</b> <b>CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
<b>Trade: 19      Paint &amp; Wallpaper</b>					
174	<b>5483</b> <b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.	472.00	SF	_____	_____
175	<b>5485</b> <b>PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. PAINT CLOSET SHELF	6.00	SF	_____	_____

Location: 17 - bedroom 2

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20 Floor Coverings</b>					
176	<b>5970 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. See General Requirements for specified carpet.	120.00	SF	_____	_____
<b>Trade: 21 HVAC</b>					
177	<b>6340 RETURN AIR TRANSFER GRILL 12X12</b> Install a Tamarack Return Air Pathway (RAP) 12.12 (12" x 12") Sound and light restricted by-pass grill to air balance forced air system - www.tamtech.com. Install in stud cavity between specified room and common space to provide return air. Seal to wall finish and install flange trim. REPLACE EXISTING RETURN AIR COVER	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
178	<b>8017 ENERGY STAR CEILING FAN LIGHT FIXTURE</b> Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light. REMOVE EXISTING FAN/LIGHT FIXTURE AND INSTALL NEW CEILING FAN/LIGHT FIXTURE THIS INCLUDES ANY FISHING OF WIRE TO ACCOMMODATE THE NEW FIXTURE AND REQUIRED SWITCHES	1.00	EA	_____	_____

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

Location: 18 - bedroom 3

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9 Environmental Rehab</b>					
179	<b>9519 INTERIOR DOOR - REPLACE WITH PREHUNG HOLLOW CORE</b> After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, jamb and casing. Install a hollow core, pressed wood, 6 panel, prehung door including a brass finish lockset. Retrim opening with 1" x 6" pine. Prime and top coat with premium acrylic latex. REMOVE EXISTING BEDROOM DOOR AND REPLACE WITH NEW PREHUNG DOOR AND TRIM TO MATCH DETAIL OF EXISTING DOORS	1.00	EA	_____	_____

Location: 18 - bedroom 3

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
180	<b>2406</b> <b>BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	50.00	LF	_____	_____
181	<b>2979</b> <b>VINYL SLIDING DOUBLE GLAZED WINDOW</b> 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. Use privacy glazing for bathroom windows. Clean the glass when complete. REPLACE EXISTING WINDOW APPROXIMATELY 3'X5'	1.00	EA	_____	_____
182	<b>3135</b> <b>DOOR HARDWARE--CUSTOM</b>  REPLACE EXISTING DOOR KNOB WITH NEW PASSAGE KNOB	1.00	EA	_____	_____
183	<b>3335</b> <b>DOOR REPAIR--CUSTOM</b>  hang closet doors and adjust as needed	1.00	EA	_____	_____
184	<b>4010</b> <b>CLOSET POLE</b> Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
<b>Trade: 19      Paint &amp; Wallpaper</b>					
185	<b>5483</b> <b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> 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.	500.00	SF	_____	_____
186	<b>5485</b> <b>PREP &amp; PAINT SURFACE--SATIN</b> Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. PAINT CLOSET SHELF	6.00	LF	_____	_____
<b>Trade: 20      Floor Coverings</b>					
187	<b>5970</b> <b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium	144.00	SF	_____	_____

Location: 18 - bedroom 3

Approx. Wall SF: 336

Ceiling/Floor SF: 110

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

density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.

Trade: 21 HVAC

188	6340	<b>RETURN AIR TRANSFER GRILL 12X12</b>	1.00	EA	_____	_____
Install a Tamarack Return Air Pathway (RAP) 12.12 (12" x 12") Sound and light restricted by-pass grill to air balance forced air system - www.tamtech.com. Install in stud cavity between specified room and common space to provide return air. Seal to wall finish and install flange trim. REPLACE EXISTING RETURN AIR COVER						

Trade: 23 Electric

189	8017	<b>ENERGY STAR CEILING FAN LIGHT FIXTURE</b>	1.00	EA	_____	_____
Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light. REMOVE EXISTING FAN/LIGHT FIXTURE AND INSTALL NEW CEILING FAN/LIGHT FIXTURE THIS INCLUDES ANY FISHING OF WIRE TO ACCOMMODATE THE NEW FIXTURE AND REQUIRED SWITCHES						

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

Location: 19 - 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

190	330	<b>FENCE--STOCKADE 6' HIGH</b>	1.00	EA	_____	_____
Dispose of any existing fence. Install a 6' high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top, middle and bottom rails, 1"x6" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated. Utility company must be consulted to locate buried lines prior to task start up. CONSULT WITH WCDA CONSTRUCTION SPECIALIST ABOUT LOCATIONS PRIOR TO INSTALLATION						
191	475	<b>LANDSCAPING--CUSTOM</b>	1.00	EA	_____	_____
Plant sod in yard. Add rock around perimeter of foundation with weed barrier underneath and metal edging to keep rocks						

Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				
	out of grass. CONSULT WCDA CONSTRUCTION SPECIALIST TO DISCUSS SIZE AND TYPE OF ROCK TO BE INSTALLED AND SPECIFIC LOCATIONS. REWORK SMALL FLOWER BED BY FRONT ENTRANCE TO HOUSE (APPROXIMATELY 72 SQ FT)				
192	<b>546 NEGATIVE DRAINAGE</b> Inspect all areas of foundation for negative drainage. In low areas add fill at a minimum of 4 ft from the foundation out. Compact and slope away minimum 1/4" per foot. Make sure all downspouts drain away from foundation and have extensions where required. All work is to be FHA compliant and meet minimal appraisal requirements.	1.00	EA	_____	_____
193	<b>615 METAL STORAGE SHED</b> Install a 10'x 8'x 6' high or 10'x 10'x 6' high, corrugated steel storage shed on 4"x4" preservative treated sleepers. Bolt shed to sleepers and construct to manufacturer's specifications.	1.00	EA	_____	_____
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
194	<b>910 CONCRETE PATIO--4"</b> Form and pour 4" thick, 2200 psi concrete slab including all form work, 6 mil vapor barrier, 4" gravel base, 10x20 wire mesh and a steel trowel finish. Remove all forms, regrade and spot seed. Price to include removal and proper disposal of existing concrete, if applicable. REMOVE EXISTING CONCRETE PATIO ON THE REAR OF THE HOUSE. EXTEND TO END OF HOUSE BY KITCHEN TO CREATE 10X20 PATIO.	1.00	EA	_____	_____
195	<b>980 DRIVEWAY--CONCRETE</b> Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas. Price to include removal and proper disposal of existing concrete, if applicable. REMOVE AND REPLACE 2 SQUARES CLOSEST TO OVERHEAD GARAGE DOOR ONLY.	1.00	EA	_____	_____
196	<b>1050 CONCRETE RETAINING WALL</b> Excavate side of hill to allow space to arrange formwork. Place 8"x16" cont. strip ftg. below frost line w/2-#2 rebars 2.5" min. from edges. Build forms for walls, min 8" thick, w/a batter 7 deg. toward hill from horiz. Place #4 rebar 48" o.c. vert. & horiz. & tie into ftg @ keyway. Pour & vibrate 2,500 psi conc. min. 3000 psi rec. Allow weep holes @48" o.c. @ lowest grade. Strip forms & backfill w/pea gravel. Restore topsoil & seed. Utility company must be consulted to locate buried lines prior to task startup.	1.00	EA	_____	_____



Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
	CONSULT WITH WCDA CONSTRUCTION SPECIALIST FOR PLACEMENT AND DIMENSIONS PRIOR TO BEGINNING WORK.				
<b>Trade: 10</b>	<b>Carpentry</b>				
197	<b>2640 SIDING---VINYL</b> 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.	1.00	EA	_____	_____
<b>Trade: 15</b>	<b>Roofing</b>				
198	<b>4580 TEAR OFF AND REROOF SHINGLES</b> Remove and dispose of all roofing & defective sheathing. Verify adequate venting and roof circulation requirements are met per code, including use of pop-up and gable vents or shingle-over ridge vents with soffit venting. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple minimum 15 lb felt or use synthetic underlayment. Install preformed white aluminum, drip edge, and vent pipe boots. Install an architectural shingle with a 30 yr material warranty. Replace all flashing. Color to be selected by WCDA Construction Specialist.	1.00	EA	_____	_____
199	<b>4645 GUTTER/DOWNSPOUT--5" SEAMLESS</b> Dispose of original and replace with 5", K Type,seamless,.027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center.Color choice by owner. Add 4' downspout extensions to each downspout-place to drain away from foundation.  REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. REPLACE ALL SPLASH BLOCKS AND KICK OUTS AS WELL.	1.00	EA	_____	_____
<b>Trade: 22</b>	<b>Plumbing</b>				
200	<b>7255 LAWN SPRINKLER SYSTEM</b> Install an underground piped irrigation system with a 1" main, filter, back flow preventer, polybutylene supply, sufficient heads to provide overlapping irrigation to entire lawn area, and timer.	1.00	EA	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
201	<b>8155 EXTERIOR LIGHT--REPLACE</b> Remove fixture and install a UL listed, one bulb, incandescent exterior light fixture.  REPLACE 3 EXTERIOR FIXTURES ON THE FRONT OF THE HOUSE. 1 ON EITHER SIDE OF THE OVERHEAD GARAGE DOOR AND 1 BY ENTRY DOOR.	3.00	EA	_____	_____

Location: 19 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

202	8166	<b>EXTERIOR LIGHT FIXTURE-REPLACE--ENERGY STAR</b>	1.00	EA	_____	_____
Install an ENERGY STAR approved two lamp halogen, dusk to dawn light fixture with motion activated higher light level function., such as a Heath Zenith - Twin 150 Watt Quartz - Item #: 182159 - Model: SL-5512-BZA. Set the delay on the motion detected brighter setting to 5 minutes. REPLACE LIGHT ON BACK OF HOUSE BY SLIDING PATIO DOOR						

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

Unit Total for 2900 Saddlestring NSP , Unit Unit 01: \_\_\_\_\_

Address Grand Total for 2900 Saddlestring NSP : \_\_\_\_\_

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