



WCDA
 Construction Department
 Casper WY 82609
 307.265.0603

Specs By Location

2/11/2019

Address: 128 N Montana Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
1	5.1 OWNER SPECIFIED LIGHT FIXTURES Use the following light fixtures or prior approved equivalent: 4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel; Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel; 3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel; Ceiling Fan w/ light: Hunter, 23943, White; Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09.	1.00	EA	_____	_____
2	5.2 OWNER SPECIFIED MATERIALS Use the following materials or prior approved equivalent unless otherwise specified: Wall Paint: Behr premium plus Ivory Mist or have it matched. Trim & Door Paint: Bright White Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark. Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205 Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155 Counter top: Formica, Venetian Gold, 6223-RW Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood Appliances: All appliances and electrical cover plates to be white unless noted otherwise. Ceramic Floor Tile: 12" x 12" 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	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	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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.				
4	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 _____ Contractor Date	1.00	DU	_____	_____
5	24 MANUFACTURER'S SPECS PREVAIL 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	_____	_____
6	31 CONSTRUCTION DEFINITIONS "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	_____	_____
7	35 VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	_____	_____
8	36 BUILDING PERMIT REQUIRED If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____
9	37 ELECTRICAL PERMIT REQUIRED 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	_____	_____
10	39 HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor	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				
	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.				
11	42 CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy or Certificate of Completion for the individual dwelling unit from the local municipality or county.	1.00	EA	_____	_____
12	45 CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	_____	_____
13	51 INSURANCE REQUIREMENTS The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.	1.00	EA	_____	_____
14	55 WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
15	77 NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.	1.00	GR	_____	_____
16	78 WORKMANSHIP STANDARDS All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.	1.00	GR	_____	_____
17	86 HOLD HARMLESS The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	_____	_____
18	90 1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
19	120 FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.	1.00	EA	_____	_____
20	2031 RADON EVALUATION Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.	1.00	EA	_____	_____
21	3134 HARDWARE All hardware including knobs, pulls, hinges, strike plates, door stops, handrail support brackets, slider tracks, etc. should be replaced with brushed nickel finish.	1.00	AL	_____	_____
Trade: 6 Concrete & Paving					
22	850 CONCRETE--GENERAL REQS. All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps. of 40-100 F. All concrete shall be: free of voids and cavities; treated with a liquid curing compound and protected from the weather while curing.	1.00	EA	_____	_____
Trade: 9 Environmental Rehab					
23	2071 ASBESTOS--ACM ABATEMENT Remove and dispose of asbestos containing material (ACM) following all federal, state, and local laws. Utilize persons properly trained in accordance with the rules.	1.00	EA	_____	_____
24	9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards. CFR - The Code of Federal Regulations: De minimus - Safe work practices and clearance are required when more than: - 20 SF on exterior - 2 SF per interior room - 10% of small component is deteriorated or will be disturbed by renovation. Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs. Work site: An interior or exterior area where lead-based paint	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	<p>hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property. Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.</p> <p>See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.</p>				
25	<p>9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES</p> <p>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 CFR1910.1200 - 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.</p> <p>The intention of these specifications is to provide abatement of lead paint hazards at the property.</p>	1.00	GR	_____	_____
26	<p>9020 LEAD-BASED PAINT REGULATIONS - FEDERALLY FUNDED HOUSING REHABILITATION</p> <p>Per HUD Regulation 24 CFR Part 35: the contractor must conform to the Lead-based paint requirements for rehabilitation in the appropriate category listed below, based on the amount of rehabilitation assistance provided.</p> <p>1. When the Federal Rehabilitation Assistance is \$1 to \$5,000 per unit:</p> <p>a. The Contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350 and repair any paint that is disturbed.</p> <p>b. After completion of any rehabilitation disturbing painted surfaces, each work site must pass a clearance examination in accordance with Sec. 35.1340. Neither Clearance nor Lead Safe Work Practices are required if rehabilitation does not disturb painted surfaces of a total area of more than 20 SF on exterior, 2 SF per interior room or 10% of a small component.</p> <p>2. When the Federal Rehabilitation Assistance is \$5,001 to \$25,000 per unit:</p> <p>a. The contractor shall perform interim controls, in accordance with Sec. 35.1330, of all identified or presumed lead-based paint hazards.</p> <p>b. The contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350, and repair any paint that is disturbed.</p> <p>c. The entire unit shall pass a clearance examination in accordance with Sec. 35.1340.</p>	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	3. When the Federal Rehabilitation Assistance is more than \$25,000 per unit: a. The contractor shall abate all identified or presumed lead-based paint hazards in accordance with Sec. 35.1325. b. The contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350 and repair any paint that is disturbed. c. The entire unit shall pass a clearance examination in accordance with Sec. 35.1340.				
Trade: 22	Plumbing				
27	6610 WATER SUPPLY--INSPECT, REPAIR Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.	1.00	EA	_____	_____
28	6705 WASTE LINES--INSPECT, REPAIR Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____
Trade: 23	Electric				
29	7402 ELECTRIC--GENERAL REQUIREMENTS All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface.	1.00	GR	_____	_____
30	7435 COMPLETE REWIRE Remove all existing electrical wiring and outlets. Furnish and install all new code compliant components. Include hardwired with battery backup smoke detectors, per code requirement. Include all GFCI's in wet areas, per code. Include all AFCIs at breaker box as needed. Outlet, switches, and plates shall be white. Place GFCI sticker on GFCI outlets with dual purpose breakers. All permitting and associated fees, as well as additional code requirements, to be paid by contractor.	1.00	EA	_____	_____
31	7475 ELECTRIC SERVICE--200 AMP Replace existing electrical service with a residential, 200 amp service, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.	1.00	EA	_____	_____

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
32	460 TRIM ALL OVERGROWTH Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.	1.00	EA	_____	_____
33	465 REMOVE TREE AND GRIND STUMP Cut and remove large tree adjacent to driveway to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.	1.00	EA	_____	_____
34	546 NEGATIVE DRAINAGE 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	_____	_____
Trade: 5 Demolition & Disposal					
35	760 DEMOLISH AND REMOVE Demolish shed at northeast corner of structure and dispose of debris from property to code legal dump. Rake area clear of debris and smooth grade to provide positive drainage away from foundation.	1.00	EA	_____	_____
Trade: 6 Concrete & Paving					
36	910 CONCRETE FRONT PATIO--4" Form and pour 4" thick, 2200 psi concrete slab including all form work, 6 mil vapor barrier, 4" gravel base, 10x10 wire mesh and a steel trowel finish. Remove all forms, regrade and spot seed. Price to include removal and proper disposal of existing concrete.	120.00	SF	_____	_____
37	980 DRIVEWAY--CONCRETE 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.	350.00	SF	_____	_____
Trade: 10 Carpentry					
38	2640 SIDING---VINYL Hang Alside Conquest vinyl clapboard siding including all cornice, corner, soffit, door and window trim after replacing all deteriorated exterior building components and removing areas of rock finish. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.	15.00	SQ	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Install 1/2" insulative foam to exterior of home prior to installing new siding.				
39	3480 POST--6"X 6" Support porch roof and remove 3 existing supports. Install 6"x 6" preservative treated posts securely fastened to new porch slab. Paint to finish with high quality acrylic latex paint. Color to match trim on rest of dwelling.	3.00	EA	_____	_____
40	3558 COVERED COMPOSITE DECK Replace existing back deck. Construct a deck with a preservative treated wood substructure, wood railing and composite decking. Install 12" masonry piers to below the frost line formed with standard cardboard tube styel forms sufficient to support the structure. Framing attached to the concrete piers shall be isolated from the concrete using Simpson StrongTie (or similar) connectors. Install 2"x 10" joists framed on 16 inch centers. Ledger boards attached to the building shall be securely lagged to the structure with flashing that shed water from the building's cladding over the ledger. Framing shall not be assembled in a manner that traps moisture and encourages deterioration. Trim the perimeter of the deck with a composite skirt board to match the decking. All structural lumber shall be preservative treated and decking shall be composite such as TREX. Note: preserve access to crawl space with a hinged section of decking that can be secured in the open position using a hook and eyelet attached to adjacent railing.	250.00	SF	_____	_____
41	3875 HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.	1.00	EA	_____	_____
42	3885 MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____
Trade: 15	Roofing				
43	4580 TEAR OFF AND REROOF SHINGLES 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 20 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.	13.00	SQ	_____	_____
44	4645 GUTTER/DOWNSPOUT--5" SEAMLESS 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	120.00	LF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

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.

Trade: 23 Electric

45	7640	WEATHERPROOF RECEPTACLE	2.00	EA	_____	_____
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Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box.

Place one outlet adjacent to hinge side of front door and replace existing box on back of house.

46	8160	ENTRANCE LIGHT	2.00	EA	_____	_____
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Install an exterior, waterproof, wall mounted, single bulb fixture outside each exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$22.

Location Total: _____

Location: 3 - Crawl Space

Approx. Wall SF: 440

Ceiling/Floor SF: 736

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

47	4957	SEAL AND INSULATE--CRAWL SPACE	1,100.00	SF	_____	_____
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Install a 6 mil poly vapor barrier on ground in crawl space and up foundation walls to the top of the masonry leaving an inspection gap of 3 inches between the lowest wood component and the plastic. Fasten the plastic to the masonry wall with mechanical fasteners and large washers and seal the plastic to the masonry with Low VOC caulking rated to adhere plastic. Overlap seams in the plastic by 2 feet and seal the seams with fiberglass mesh tape and mastic. The end product will provide a water and air tight seal between the interior of the crawl space and the walls and floor of the crawl space and all penetrations including but not limited to those created by plumbing, electrical and HVAC equipment will be sealed tight. After the plastic vapor barrier has been inspected and approved by the Owner install a minimum R13 of Dow THERMAX foam board on the outside walls of the crawl space sealing the seams between the boards with foil tape approved by Dow for use with THERMAX. The layer of THERMAX shall be complete without voids and any gaps shall be sealed with polyurethane foam sealant.

Trade: 21 HVAC

48	6041	FURNACE 90+ GAS - REPLACE	1.00	EA	_____	_____
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Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool <http://www.acca.org/tech/manualj/> (calculate the load with

Location: 3 - Crawl Space

Approx. Wall SF: 440

Ceiling/Floor SF: 736

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work and gas line. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. New furnace to be vented with PVC piping per manufacturer's specifications. Install a set back thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC, vent pipe and new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit and easy replacement of air filter. An exterior return air filter box or boxes shall be installed to filter all return air to the new furnace. Seal all exposed duct joints and seams with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.

49	6415 DRYER VENT	1.00	EA	_____	_____
	Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571 . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.				

Location Total: _____

Location: 4 - Living Room

Approx. Wall SF: 496

Ceiling/Floor SF: 228

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
50	2350 FLOOR--REFINISH WOOD	250.00	SF	_____	_____
	Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.				
51	2980 WINDOW--VINYL DBL HNG DBL GLZ	4.00	EA	_____	_____
	Field measure, order and install 2 vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Also install 2 fixed, dbl glazed vinyl widows.				
52	3150 DOOR--EXTERIOR PANELED	1.00	EA	_____	_____
	Install a 1-5/8" 4 or 6 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weatherstripping.				
53	3365 DOOR--BIFOLD	1.00	EA	_____	_____
	Hang a smooth, raised panel,bifold door including overhead				

Location: 4 - Living Room

Approx. Wall SF: 496

Ceiling/Floor SF: 228

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	track, all hardware and casing both sides of opening, plumb and centered within the closet opening. Also, provide new hardware for upper cupboard doors at closet. Brushed nickel to match door hardware throughout.				

Trade: 19 Paint & Wallpaper

54	5565 PREP & PAINT VACANT ROOM	250.00	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: 23 Electric

55	7730 LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
	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.				

Location Total: _____**Location: 5 - Living Room 2**

Approx. Wall SF: 561

Ceiling/Floor SF: 230

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
56	Custom DEMO FIREPLACE	1.00	EA	_____	_____
	Remove wood burning stove and demo and remove platform and wall treatment leaving wall ready for repair.. Dispose of properly in code legal dump.				
Trade: 10	Carpentry				
57	2305 SUBFLOOR--1/2"	250.00	SF	_____	_____
	Install 1/2", tongue and groove, CDX plywood decking, nailed 8" on center using screw shank or cement coated nails.				
58	2320 SLEEPERS--2"X4"	250.00	SF	_____	_____
	After removing existing flooring, install 2"x4" sleepers 12' on center over exposed slab to raise floor to within at least 1/4" of floor level in rest of dwelling after subfloor and flooring are installed. Use preservative treated wood. Brace sleepers as necessary to prevent tipping.				
59	2410 BASEBOARD--1"X4"	100.00	LF	_____	_____
	Install 1"x4", #2 grade pine base with finish nails or tee headed brads throughout room.				
60	2980 WINDOW--VINYL DBL HNG DBL GLZ	4.00	EA	_____	_____
	Field measure, order and install 3 vinyl, double hung, double				

Address: 128 N Montana Street

Unit: Unit 01

Location: 5 - Living Room 2

Approx. Wall SF: 561

Ceiling/Floor SF: 230

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

glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Also install a fixed, double glazed window on south side of room.

Trade: 17 Drywall & Plaster

61	5210	DRYWALL--PATCH--LARGE	32.00	SF	_____	_____
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Repair walls at existing fireplace as necessary to provide consistent surface ready to paint. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint & Wallpaper

62	5565	PREP & PAINT VACANT ROOM	250.00	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.

Trade: 20 Floor Coverings

63	5970	CARPET AND PAD	250.00	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. See General Requirements for specified carpet.

Trade: 23 Electric

64	7730	LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
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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.

Location Total: _____

Location: 6 - Kitchen

Approx. Wall SF: 448

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

65	Custom	DEMO UTILITY CLOSET	1.00	EA	_____	_____
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Demolish and dispose of existing utility closet enclosure. Also remove and properly dispose of existing water heater.

Trade: 10 Carpentry

Location: 6 - Kitchen

Approx. Wall SF: 448

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
66	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____
67	3150 DOOR--EXTERIOR PANELED Install a 1-5/8" 4 or 6 panel, exterior door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, and weatherstripping.	1.00	EA	_____	_____
68	3365 DOOR--BIFOLD Hang a smooth, raised panel,bifold door including overhead track, all hardware and casing both sides of opening, plumb and centered within the opening of new Utility Closet.	1.00	EA	_____	_____
69	3717 CABINET - WOOD BASE Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Replace existing lower cabinet configuration with new cabinetry with the exception of replacing the existing cooktop and wall stove with a freestanding unit. Cabinets to east of stove, location of existing wall stove, are to be full height pantry cabinets.	14.00	LF	_____	_____
70	3727 CABINET - WOOD WALL Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Replace existing uppers with new cabinetry.	12.00	LF	_____	_____
71	3747 REPLACE COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	14.00	LF	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 448

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
72	Custom FRAME AND FINISH NEW UTILITY ENCLOSURE Frame and finish with 5/8" drywall, a new utility enclosure in northeast corner of Kitchen sized to fit: water entry and meter; washer and dryer; new tankless water heater. Provide a single opening for bifold doors. Modify plumbing to serve water heater and washing machine as necessary. Provide a two-bulb ceiling mounted light fixture with switch located on the exterior of enclosure adjacent to doorway.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
73	5555 PREP/PAINT KITCHEN--SEMI GLOSS 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 including new Utility Closet.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
74	5930 UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color. Allow for replacement of up to 48 sf of subflooring.	200.00	SF	_____	_____
Trade: 22 Plumbing					
75	6810 FAUCET--KITCHEN SINGLE LEVER--2.0 GPM Install a single lever, washerless, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.	1.00	EA	_____	_____
76	6835 SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	_____	_____
77	7083 WATER HEATER--TANKLESS Replace existing water heater with a gas fired, closed combustion, tankless water heater with a minimum 7 gallon per minute flow rate. Include pressure and temperature relief valve, discharge tube to within 6" of floor, owner's manual and all venting piping. Provide separate electrical circuit and gas inlet and water inlet and outlet shut-off valves. If the water heater is	1.00	EA	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 448

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
	located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior.				
78	7120 DRIPLESS CENTER--WASHER HOOK UP Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. Remove drain plug at conclusion of construction and place tape over hole to protect opening.	1.00	EA	_____	_____
Trade: 23 Electric					
79	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light over sink with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
80	7751 ENERGY STAR KITCHEN CEILING FIXTURE Install an ENERGY STAR approved, 4 - 4' tube, instant start fluorescent ceiling light fixture, with an acrylic diffuser such as the American Fluorescent - Item #: 184346 - Model: PLW432RC.	1.00	EA	_____	_____
81	7836 RANGE HOOD EXTERIOR VENTED--ENERGY STAR Install an exterior ducted enameled ENERGY STAR range hood with integral minimum 2 speed fan control and light switched separately capable of a minimum 150 CFM at a maximum of 7 sones such as the Boran QSE130 series. Attach hood to cabinet with screws. Include galvanized metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Owner's choice of color.	1.00	EA	_____	_____
Trade: 25 Appliances					
82	8440 ELECTRIC RANGE Dispose of old stove. Install a 30" wide electric stove including oven and electrical connections. Product to be Owner specified GE Appliances model # JBS55DM or prior approved equivalent. Color to be selected by owner	1.00	EA	_____	_____
83	8475 REFRIGERATOR--18 CF--ENERGY STAR Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.	1.00	EA	_____	_____
84	8491 DISHWASHER--2 CYCLE--ENERGY STAR Provide and install a 24", 2 cycle (minimum), built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Frigidaire, Model# FBD2400KW - or - GE Model# GSD2100VWW. Color to be selected by owner.	1.00	EA	_____	_____
85	8500 DISPOSAL--1/2 HP Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as	1.00	EA	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 448

Ceiling/Floor SF: 187

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25	Appliances				
	manufactured by ISE, model Badger 333. Include plumbing and electrical connections.				

Location Total: _____

Location: 7 - Hall

Approx. Wall SF: 160

Ceiling/Floor SF: 21

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
86	2350 FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	25.00	SF	_____	_____
87	Custom NEW CABINET HARDWARE Provide new hardware for cabinet doors in Hall. Brushed nickel to match hardware throughout.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

88	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	35.00	SF	_____	_____
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Trade: 23 Electric

89	7730 LIGHT FIXTURE--REPLACE 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	_____	_____
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Location Total: _____

Location: 8 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
90	Custom GUT EXISTING BATHROOM Remove tub, commode, vanity, etc. and dispose of properly in code legal dump. Remove wall finishes to studs. Remove flooring to subfloor. Leave bathroom ready for complete refurbishment.	1.00	EA	_____	_____

Trade: 10 Carpentry

91	2415 SHOE MOLDING	25.00	LF	_____	_____
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Location: 8 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.				
92	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Use obscure glass in Bathroom	1.00	EA	_____	_____
93	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
94	3825 MEDICINE CABINET--SURF MOUNT 16X22 Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
95	3835 ACCESSORY SET--4 PIECE 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	_____	_____
Trade: 17 Drywall & Plaster					
96	5245 DRYWALL--LAMINATE WATER RESIST Hang 1/2" water resistant drywall with hot-dipped galvanized or stainless steel screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.	200.00	SF	_____	_____
Trade: 18 Ceramic Tile					
97	5430 CERAMIC WALL TILE Install owner specified ceramic wall tile over a sound surface with troweled adhesive to provide shower enclosure. Extend tile from top of tub to ceiling. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.	55.00	SF	_____	_____
Trade: 20 Floor Coverings					
98	5930 UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	50.00	SF	_____	_____

Location: 8 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
99	6900 VANITY--24" COMPLETE 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.	1.00	EA	_____	_____
100	6975 TUB/SHOWER ENCLOSURE DOOR UNIT Install a tempered glass, bipassing tub door assembly per manufacturer's specifications. Caulk all joints with mildew retardant, 100% silicone caulk.	1.00	EA	_____	_____
101	7012 COMMODE--REPLACE--1.28 GPF Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058 Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	_____	_____
Trade: 23 Electric					
102	7761 ENERGY STAR 2 BULB BATH VANITY FIXTURE Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.	1.00	EA	_____	_____
103	7819 FAN/LIGHT FIXTURE-ENERGY STAR Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part #5100.505 http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____

Location Total: _____

Location:	9 - Back Bedroom	Approx. Wall SF: 352	Ceiling/Floor SF: 120
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
104	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Note: one window must meet egress requirements.	2.00	EA	_____	_____
105	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
106	3380 DOOR--SLIDING WARDROBE 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.	1.00	EA	_____	_____
107	4010 CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

108	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	125.00	SF	_____	_____
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Trade: 20 Floor Coverings

109	5970 CARPET AND PAD 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.	125.00	SF	_____	_____
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Trade: 23 Electric

110	7730 LIGHT FIXTURE--REPLACE 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	_____	_____
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Location Total: _____

Location:	10 - Front Bedroom	Approx. Wall SF: 352	Ceiling/Floor SF: 117
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Location: 10 - Front Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 117

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
111	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Note: one widow must meet egress requirements.	3.00	EA	_____	_____
112	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
113	3380 DOOR--SLIDING WARDROBE 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.	1.00	EA	_____	_____
114	4010 CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
115	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	125.00	SF	_____	_____
Trade: 20 Floor Coverings					
116	5970 CARPET AND PAD 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.	125.00	SF	_____	_____
Trade: 23 Electric					
117	7730 LIGHT FIXTURE--REPLACE 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: 11 - Attic

Approx. Wall SF: 670

Ceiling/Floor SF: 1,012

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 11 - Attic

Approx. Wall SF: 670

Ceiling/Floor SF: 1,012

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
118	4924 INSULATION--INCREASE TO R-50 Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-50.	1,100.00	SF	_____	_____
119	4999 INSULATE ATTIC HATCH Glue foil faced Polyisococyanurate insulation boards together to create a 6" thick (R-39) assembly on the top of the attic hatch/door. Wrap edges of the foam board with foil faced tape (not cloth duct tape) to cover the exposed foam edges and extend the foil tape onto the top of the foam board assembly. Weatherstrip the top edge of the casing that supports the door in its frame with foam adhesive faced weatherstripping tape so that there is no air leakage around the door. Caulk and/or foam the frame and trim for the door to create an air tight frame that provides a continual thermal barrier at the ceiling level when combined with attic insulation.	1.00	EA	_____	_____

Trade: 23 Electric

120	7727 LIGHT FIXTURE--PULL CHAIN Install a porcelain pull chain lamp fixture with a lamp on an approved electrical box.	1.00	EA	_____	_____
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Location Total: _____

Location: 12 - ALTERNATE #1

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
121	330 FENCE--STOCKADE 6' HIGH 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 and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated. Fencing to include 3 gates: one on either side of dwelling and one at alley.	225.00	LF	_____	_____
122	475 LANDSCAPING--CUSTOM Remove and dispose of properly any existing retaining materials that are loose or lying about; demo sheds and other questionable construction; remove existing hand/guard rails; and remove dead and dying trees and bushes as instructed by WCDA Construction Specialist. Backyard to be raked clear of debris and left in a neat and tidy state.	1.00	EA	_____	_____
123	Custom RETAIN SOIL, PROVIDE STAIRS Submit plan, with costs, to stabilize and retain the slope of the backyard to the alley including a stairway w/ necessary landings to access the alley from the back of house. Soil is to be securely retained on north and south sides and along alley if	1.00	DU	_____	_____

Address: 128 N Montana Street

Unit: Unit 01

Location: 12 - ALTERNATE #1

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: _____

Unit Total for 128 N Montana Street, Unit Unit 01: _____

Address Grand Total for 128 N Montana Street: _____

Bidder: _____