



WCDA
 Construction Department
 Casper WY 82609
 307.265.0603

Specs By Location

4/19/2019

Address: 350 Cribbon Ave (HOME)		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	6 SUBMITTALS Submit two samples/drawings of adequate size to WCDA within a timely manner as specified in the contract agreement. Include spec sheets for light fixtures, sink fixtures, appliances, and any other pertinent items. Include color samples of paint, floor coverings, cabinets, counter tops, etc.	1.00	GR	_____	_____
4	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	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				
	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	<p>14 CONTRACTOR ACCEPTS SCOPE OF WORK</p> <p>The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.</p> <p>x _____ Date</p> <p>Contractor Date</p>	1.00	DU	_____	_____
6	<p>24 MANUFACTURER'S SPECS PREVAIL</p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>	1.00	GR	_____	_____
7	<p>31 CONSTRUCTION DEFINITIONS</p> <p>"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>	1.00	GR	_____	_____
8	<p>35 VERIFY QUANTITIES/MEASUREMENTS</p> <p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	1.00	GR	_____	_____
9	<p>36 BUILDING PERMIT REQUIRED</p> <p>If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p>	1.00	EA	_____	_____

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	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	_____	_____
11	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
12	39 HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
13	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	_____	_____
14	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	_____	_____
15	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	_____	_____
16	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	_____	_____
17	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	_____	_____
18	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	_____	_____

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	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	_____	_____
20	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	_____	_____
21	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	_____	_____
22	4399 ROOF INSPECTION Inspect, repair and certify roof for at least 3 years.	1.00	EA	_____	_____
23	6712 SEWER--SCOPE Scope and record sewer line condition and provide a written condition report and video documentation to WCDA (tape, CD or flash drive.)	1.00	EA	_____	_____
Trade: 5 Demolition & Disposal					
24	795 HAUL DEBRIS TO LANDFILL Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, nails and lead suspect paint chips. REMOVE AND DISPOSE OF: HOUSE APPLIANCES, CONTENTS OF GARAGE, GARAGE ATTIC, SHED, CRAWL SPACE, DEBRIS ON SOUTH AND WEST END OF GARAGE, DEBRIS IN YARD INCLUDING ANY BRICK IN GRASS, CONCRETE MUSHROOM IN FRONT YARD, BENCH AND CARPET ON FRONT PORCH. REMOVE LANDSCAPE PIERS IN FRONT OF HOUSE NE CORNER.	1.00	LD	_____	_____
Trade: 6 Concrete & Paving					
25	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	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
Trade: 9	Environmental Rehab				
26	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	_____	_____
27	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 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. See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.	1.00	GR	_____	_____
28	9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 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. The intention of these specifications is to provide abatement of lead paint hazards at the property.	1.00	GR	_____	_____
29	9011 LEAD RELATED FINES & PENALTIES The contractor agrees to pay within 30 days the cost of all fines and penalties resulting from regulatory non-compliance	1.00	EA	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	lead-related standards and requirements as issued by federal, state and local agencies.				
30	<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> <p>3. When the Federal Rehabilitation Assistance is more than \$25,000 per unit:</p> <p>a. The contractor shall abate all identified or presumed lead-based paint hazards in accordance with Sec. 35.1325.</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	_____	_____
31	<p>9023 CLEARANCE EXAMINATION</p> <p>Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owne, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.</p>	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
32	9045 LEAD ABATEMENT CERTIFICATION All contractors performing lead abatement shall provide a copy of their EPA certification and state licenses for the designated lead abatement supervisors and all lead abatement workers working on the project prior to commencement of work.	1.00	AL	_____	_____
33	9147 LEAD WASTE DISPOSAL Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate Category I lead waste (paint chips, stripping sludge, HEPA debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.	1.00	DU	_____	_____
Trade: 16 Conservation					
34	4923 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.	1.00	EA	_____	_____
Trade: 21 HVAC					
35	Custom REPLACE ALL VENT COVERS Remove all existing furnace supply and air return vents with WCDA construction specialist approved new units.	1.00	EA	_____	_____
Trade: 22 Plumbing					
36	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	_____	_____
37	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					
38	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 AFCI's 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	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	requirements, to be paid by contractor. TO INCLUDE GARAGE.				
39	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. TO INCLUDE SUB FOR GARAGE.	1.00	EA	_____	_____
Trade: 24	Extermination				
40	8303 INSPECT & PROVIDE TERMITE REPORT Inspect and provide termite report for the property prior to the start of any other work.	1.00	DU	_____	_____
Location Total:				_____	_____

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
41	3355 DOOR--INT, HOLLOW WOOD Install 6-panel, hollow core, wood door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
42	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	_____	_____
43	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	_____	_____
44	3840 SHOWER CURTAIN ROD Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a brushed nickel CURVED shower curtain rod using wall anchors.	1.00	EA	_____	_____
Trade: 18	Ceramic Tile				
45	5420 CERAMIC TUB SURROUND Install ceramic wall tile & preformed trim over 1/2" fiberglass reinforced portland cement board with troweled adhesive. After 24 hours drying time, apply latex based, portland cement grout. Remove all excess grout & apply mildew resistant white silicone caulk at all seams, fixture lips & pipe penetrations. Create a tub surround to 6' off finish floor. Install Owner specified materials and color.	60.00	SF	_____	_____

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
	REFRAME WEST WALL TO ELIMINATE WINDOW BEFORE TILING.				
46	5425 CERAMIC FLOOR TILE Using adhesive, lay owner's choice of \$3/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor overlapping seams in the subfloor by at least 6". Install a 3" marble threshold at door. After at least 24 hours drying time, apply SpectraLOCK® PRO Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.	40.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
47	5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Remove wall paper from ceiling. Remove mirrors from North wall. 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.	100.00	SF	_____	_____
Trade: 22 Plumbing					
48	6901 VANITY--30" COMPLETE Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome 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	_____	_____
49	6945 BATHTUB--5' STEEL COMPLETE Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 6122 water saving shower head.	1.00	EA	_____	_____
50	7010 COMMODE--REPLACE Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.	1.00	EA	_____	_____
Trade: 23 Electric					

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
51	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	_____	_____
52	7818 FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1.00	EA	_____	_____
Location Total:					_____

Location: 3 - Front Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
53	2405 BASEBOARD--RANCH Remove existing trim. Install 9/16" x 3-1/2" ranch base with finish nails or tee headed brads. Prep and paint white.	50.00	LF	_____	_____
54	2979 VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete. WINDOW TO BE EGRESS COMPLIANT.	1.00	EA	_____	_____
55	3355 DOOR--INT, HOLLOW WOOD Install 6-panel, hollow core, wood door on existing jamb. Include privacy lockset and 2 butt hinges. ENTRY AND CLOSET.	2.00	EA	_____	_____
56	4010 CLOSET POLE Remove old pole. Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
Trade: 19	Paint & Wallpaper				
57	5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	100.00	SF	_____	_____

Location: 3 - Front Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
58	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.	120.00	SF	_____	_____

Trade: 23 Electric

59	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: 4 - Rear Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
60	2405 BASEBOARD--RANCH Remove existing trim. Install 9/16" x 3-1/2" ranch base with finish nails or tee headed brads. Prep and paint white.	50.00	LF	_____	_____
61	2979 VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete. WINDOW TO BE EGRESS COMPLIANT.	1.00	EA	_____	_____
62	3355 DOOR--INT, HOLLOW WOOD Install 6-panel, hollow core, wood door on existing jamb. Include privacy lockset and 2 butt hinges. ENTRY AND CLOSET.	2.00	EA	_____	_____
63	4010 CLOSET POLE Remove old pole. Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

64	5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's	100.00	SF	_____	_____
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Address: 350 Cribbon Ave (HOME)

Unit: Unit 01

Location: 4 - Rear Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.

Trade: 20 Floor Coverings

65	5970	CARPET AND PAD	120.00	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

66	7730	LIGHT FIXTURE--REPLACE	1.00	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: 5 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

67	2350	FLOOR--REFINISH WOOD	20.00	SF	_____	_____
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Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.

68	2405	BASEBOARD--RANCH	20.00	LF	_____	_____
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Remove existing trim. Install 9/16" x 3-1/2" ranch base with finish nails or tee headed brads. Prep and paint white.

69	Custom	REBUILD LINEN CLOSET	1.00	EA	_____	_____
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Construct a linen closet near bathroom. Hang tape and 3 coat finish 1/2" drywall over 2"x 3" framing. Install a prehung door & jamb including passage lockset. Install five, 1/2" BCX plywood, edge-banded shelves. Prep and prime ready to top coat. MOVE HOUSE AIR RETURN VENT IF NECESSARY.

Trade: 19 Paint & Wallpaper

70	5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	50.00	SF	_____	_____
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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

Location: 5 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				
Trade: 23	Electric				
71	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: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
72	5916 LAMINATE FLOORING - HARDWOOD Install laminate flooring and underlayment per manufacturer's recommendations. Include metal edge strips at openings, and make sure all gaps around perimeter are filled or covered. Product to be DuPont Real Touch Elite Model # 288-518 or prior approved equivalent. Owner to select color.	140.00	SF	_____	_____
Trade: 10	Carpentry				
73	2405 BASEBOARD--RANCH Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.	50.00	LF	_____	_____
74	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.	1.00	EA	_____	_____
75	3185 DOOR--PREHUNG METAL ENTRANCE 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	_____	_____
76	3715 CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors with veneered panels. Frame with solid wood stiles, 1/2" wood sides and corner bracing. See General Conditions for specified materials and color.	20.00	LF	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	TO INCLUDE CORNER LAZY SUSAN UNIT.				
	CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.				
77	3725 CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/2" wood sides, corner bracing. See General Conditions for specified materials and color. CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.	12.00	LF	_____	_____
78	3745 CABINET--CUSTOM Demolish existing pantry in SW kitchen corner. Repalce with approximate same size floor to ceiling cabinetry. Match kitchen cabinet style.	1.00	EA	_____	_____
79	3750 COUNTER TOP--FORMICA Dispose of counter top. Field measure and screw to base cabinet a post formed, formica counter top. Provide cutout for sink. See General Conditions for specified color. CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.	20.00	LF	_____	_____
80	Custom REMOVE BREAKFAST BAR Remove breakfast island in kitchen to facilitate open kitchen floor plan. Repair and patch any flooring in kitchen and living room. Remove paneling and enclose header with finished drywall.	1.00	EA	_____	_____
81	Custom LAUNDRY HOOK UP'S COMPLETE Remove counter top and cabinets on south kitchen wall. 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. 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. Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Finish enclosure with code compliant louvered or other proper ventilated doors. CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.	1.00	EA	_____	_____
Trade: 17	Drywall & Plaster				
82	Custom SKIM COAT CEILING Skim coat ceiling to smooth finish before painting.	1.00	EA	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
83	5430 CERAMIC WALL TILE - BACK SPLASH Install owner specified ceramic wall tile over a sound surface with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations. WALL BEHIND KITCHEN SINK. WALL BEHIND COOK STOVE. CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.	32.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
84	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.	1.00	RM	_____	_____
Trade: 22 Plumbing					
85	6835 SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	_____	_____
Trade: 23 Electric					
86	7575 RECEPTACLE--20 AMP CIRCUIT Install 20 amp, duplex receptacle with a matching plastic cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out. If installed over a countertop install no more than 46 inches above floor height. If installed as a standard wall receptacle install at least 15 inches above the floor.	1.00	EA	_____	_____
87	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. Install a pair of ivory 3-way switches with ivory cover plates mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.	2.00	EA	_____	_____
88	7740 LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a switch with cover plate located at the strike side of the door. Fish wire and repair all	1.00	EA	_____	_____

Address: 350 Cribbon Ave (HOME)

Unit: Unit 01

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	tear out. ABOVE KITCHEN SINK.				
89	7845 GARBAGE DISPOSAL AND CIRCUIT Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install a toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.	1.00	EA	_____	_____
Trade: 25	Appliances				
90	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 TO INCLUDE ELECTRICAL.	1.00	EA	_____	_____
91	8452 MICROWAVE--900 WATT/1.2 CU FT Install a 30" wide 1,000 watt, 1.6 cu ft over the range mounted and exterior vented microwave & range hood combination unit such as the Whirlpool WMH1163XVB. The unit will have a glass turntable and a minimum 150 cfm exhaust at a maximum of 10 sones. Include metal duct with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. Minimize the length of the duct run. Owner's choice of color.	1.00	EA	_____	_____
92	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	_____	_____
93	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	_____	_____
Location Total:				_____	_____

Location: 7 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
94	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. PRICE TO INCLUDE FLOOR PATCH ON LIVING ROOM WEST WALL.	300.00	SF	_____	_____
95	2405 BASEBOARD--RANCH	60.00	LF	_____	_____

Location: 7 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Remove existing trim. Install 9/16" x 3-1/2" ranch base with finish nails or tee headed brads. Prep and paint white.				
96	2979 VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.	1.00	EA	_____	_____
97	3185 DOOR--PREHUNG METAL ENTRANCE 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	_____	_____
98	3770 SHELVING Install an adjustable shelving rack system with six 12" wide, particle board shelving, faced with lattice molding to create an edge stop. Support shelving with tracks screwed to studs and metal brackets. FRAME AND FINISH DRYWALL SHORT SIDE OF OPENING TO MATCH LONG SIDE @ 15".	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
99	Custom SKIM COAT CEILING Skim coat living room ceiling to repair previous patch prior to texture and painting.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
100	5483 REPR CRACKS/HOLES, TEXTURE, PREP & PAINT Strip wallpaper from all surfaces in room. Repair scratches and holes in wall with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac. 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.	100.00	SF	_____	_____
Trade: 23 Electric					
101	7715 FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP Install an Energy Star approved, flush mount ceiling light fixture using a single GU24 base lamp such as the Portfolio GL2301-NKES-I, or the Efficient Lighting model EL-815-123-W. Install a pair of ivory 3-way switches with ivory cover plates	2.00	EA	_____	_____

Location: 7 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.

1 FIXTURE TO REPLACE EXISTING CEILING FAN.

CONSULT WCDA CONSTRUCTION SPECIALIST FOR LOCATION.

Location Total: _____

Location: 8 - 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

102	305 FENCE REPAIR--CHAIN LINK	60.00	LF	_____	_____
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Repair fence using 4' high galvanized 11 gauge wire, 1-5/8" line posts on 10' centers, with 1-3/8" top rail. Tighten fence, install missing components using galvanized bolts and fasteners to create a plumb, functional fence without bent posts or rails. Rework gates.

FRONT OF HOUSE, AND SOUTH SIDE OF DRIVE.

ADD POSTS AND FABRIC AS NEEDED.

103	315 FENCE--CHAIN LINK 4' HIGH	15.00	LF	_____	_____
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Dispose of any existing fence. Install a 4' high, galvanized, chain link fence using 11 gauge wire, utilize existing poles if viable.

REPLACE EXISTING FENCE SECTION FROM SW HOUSE CORNER TO NE GARAGE CORNER.

GATE TO REMAIN AT CURRENT LOCATION.

104	317 GATE--CHAIN LINK 4' HIGH	1.00	EA	_____	_____
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Hang a 4' high, 42 inch wide, 11 gauge galvanized gate with a 1 3/8" frame, two off-set type hinges and latch.

TO REPLACE EXISTING GATE.

105	330 FENCE--STOCKADE 6' HIGH	65.00	LF	_____	_____
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Dispose of any existing fence. Install a 6' high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts. Line posts shall be 24" deep, corner and gate posts 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top, middle and bottom rails, 1"x6" fence boards. Installation of sections shall be in a straight line unless otherwise stated.

Location: 8 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
	TO REPLACE EXISTING FENCE IN BACKYARD BORDERING SOUTH NEIGHBOR. APPROVAL AND AGREEMENT OF PROPERTY LINE WITH SOUTH NEIGHBOR TO BE DETERMINED BEFORE FENCE DEMO. TEMPORARY FENCE IS REQUIRED IF SOUTH NEIGHBOR HAS PETS ACCESSING HIS YARD.				
106	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. REMOVE TREE GROWING OUT OF JUNIPER BUSH FRONT OF HOUSE NEAR SOUTH GATE.	1.00	EA	_____	_____
107	545 BACKFILL SOIL Inspect all areas of exterior for negative drainage. Add fill dirt to any low lying areas at a minimum of 4 ft from foundation out. All fill is to be tightly compact and slope at least a 1 to 4 to provide positive drainage away from house. Seed all disturbed soil and lightly water to saturation. BACK YARD, TO FILL LOW AREA DUE TO SOIL PIPE REPLACEMENT.	1.00	DU	_____	_____
108	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					
109	Custom REMOVE OLD AC ENCLOSURE Remove old AC enclosure on West exterior bathroom wall. Reframe and replace siding as necessary.	1.00	EA	_____	_____
Trade: 6 Concrete & Paving					
110	855 DEMO CONCRETE Break up concrete and remove off site to code legal dump. (3) SECTIONS NEAR GARAGE.	1.00	SF	_____	_____
111	904 CONCRETE SLAB - CRACK REPAIR Clean area to be repaired and chisel or grind "V" shaped groove at crack. Patch with waterplug cement flush with existing surface.	1.00	LF	_____	_____

Location: 8 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	REPAIR CRACKS IN (3) 10' SECTIONS CLOSET TO STREET.				
	TO INCLUDE REPAIR OF CONCRETE SIDEWALK SECTION NEXT TO FLAGSTONE NEAR SW CORNER OF GARAGE.				
112	910 CONCRETE PATIO REPAIR. 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. Price to include removal and proper disposal of existing concrete, if applicable. REMOVE BRICK PLANTER IN FRONT OF EXISTING PATIO. FORM AND POUR TO 60" WIDE. PRICE TO INCLUDE ENTRY STEPS.	1.00	EA	_____	_____
113	925 CONCRETE STEP REPLACEMENT Compact 4" of gravel over a well drained and compacted subgrade. Form and pour a 4000 psi, 3% air entrained concrete step with 7-1/2 risers and at least 10" treads. Reinforce with 6"x6" welded wire fabric and #4 rebar in nosing. Round all nosings and fill at internal corners; trowel and broom finish across direction of traffic. Cure with sprayable membrane and remove forms. TO REPLACE KITCHEN ENTRY STEPS.	1.00	EA	_____	_____
114	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, if applicable. (3) SECTIONS NEAR GARAGE.	1.00	SF	_____	_____
Trade: 10	Carpentry				
115	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. After removing existing siding, install 2" rigid foam insulation on exterior of home. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty. TO BE DONE AFTER ASBESTOS ABATEMENT.	8.00	SQ	_____	_____
116	3210 STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish. FRONT AND SIDE ENTRY.	2.00	EA	_____	_____
117	3530 GUARD RAIL--WROUGHT IRON	40.00	LF	_____	_____

Location: 8 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Dispose of any existing railing. Install a black, wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint. FRONT PATIO. TO INCLUDE REPLACEMENT OF 2"x6" WOOD LADDER SUPPORTS ON PATIO ENDS WITH WROUGHT SUPPORTS.				
118	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	_____	_____
119	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	_____	_____
120	Custom CRAWL SPACE HATCH Remove existing crawl space cover. Replace with matching style, using pressure treated lumber. Provide hasp for locking. Prime and paint matching house siding color as closely as possible.	1.00	EA	_____	_____
Trade: 15	Roofing				
121	4635 GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install White 5", K- type, seamless, .027 gauge aluminum gutter and downspouts to service roof. Provide extensions and splash blocks to assure water is moved away from structures. GUTTER FASCIA BOARDS TO BE REMOVED DURING LEAD BASED PAINT ABATEMENT. TO INCLUDE HOUSE AND NORTH SIDE OF GARAGE AND SHED	90.00	LF	_____	_____
Trade: 19	Paint & Wallpaper				
122	Custom PREP AND PAINT GARAGE AND STORAGE SHED Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with owner's choice of premixed acrylic latex. REPAIR AND REPLACE ANY DAMAGED OR MISSING COMPONENTS. TO INCLUDE PAINTING CLOTHESLINE.	1.00	EA	_____	_____
Trade: 22	Plumbing				

Address: 350 Cribbon Ave (HOME)

Unit: Unit 01

Location: 8 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
123	7135 HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. FRONT AND BACK OF HOUSE.	2.00	EA	_____	_____
124	7255 LAWN SPRINKLER SYSTEM 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	_____	_____
Trade: 23 Electric					
125	8165 ENTRANCE LIGHT FIXTURE--REPLACE Remove existing exterior light fixture and replace with a new exterior, waterproof, fixture. FRONT ENTRY, SIDE ENTRY	2.00	EA	_____	_____
Location Total:					_____

Location: 9 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
126	3216 DOOR--OVERHEAD DOOR REPLACE Remove existing overhead garage door, tracks, guide,s motor, and drive system. Replace with aluminum sectional over head garage door. Install tracks, motor, guides, electric safety eye, and drive system at existing opening. Provide 2 remotes controllers. Must meet current local building codes.	1.00	EA	_____	_____
Trade: 10 Carpentry					
127	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.	3.00	EA	_____	_____
128	3185 DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 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	_____	_____
Trade: 19 Paint & Wallpaper					
129	5565 PREP & PAINT VACANT ROOM Prep and paint interior of garage white.	1.00	EA	_____	_____
130	5755 PREP & PAINT CONCRETE FLOOR	300.00	SF	_____	_____

Address: 350 Cribbon Ave (HOME)

Unit: Unit 01

Location: 9 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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.

Trade: 23 Electric

131	8166	EXTERIOR LIGHT FIXTURE-REPLACE--ENERGY STAR	1.00	EA	_____	_____
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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.
PLACE ON NW CORNER OF GARAGE.

Location Total: _____

Location: 10 - Storage Shed

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

132	9767	GRAVEL AREA	168.00	SF	_____	_____
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Remove vegetation. Grade surface smooth. Install gravel and spread to a minimum thickness of 3".
STORAGE SHED FLOOR

Trade: 10 Carpentry

133	3185	DOOR--PREHUNG METAL ENTRANCE	1.00	EA	_____	_____
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Dispose of door and frame. Install a prehung metal, insulated, 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.

Location Total: _____

Location: 11 - Crawl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

134	4957	SEAL AND INSULATE--CRAWL SPACE	1.00	EA	_____	_____
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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

Location: 11 - Crawl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

135	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 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.

Trade: 22 Plumbing

136	7070	WATER HEATER--40 GALLON GAS	1.00	EA	_____	_____
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Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

REPLACE RUSTED VENT STACK ON ROOF.

Trade: 300 Concrete (CSI)

137	Custom	REPAIR FOUNDATION	1.00	EA	_____	_____
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Address: 350 Cribbon Ave (HOME)

Unit: Unit 01

Location: 11 - Crawl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 300	Concrete (CSI)				

Repair house foundation to be structurally sound and code compliant. Existing foundation walls and support columns are unstable and need to be reworked. Fill, backfill, compact any existing holes in or around foundation and house perimeter. Prep and fill any cracks in house foundation.

Location Total: _____

Unit Total for 350 Cribbon Ave (HOME) , Unit Unit 01: _____

Address Grand Total for 350 Cribbon Ave (HOME) : _____

Bidder: _____