



WCDA
 Construction Department
 Casper WY 82609
 307.265.0603

Specs By Location

4/22/2019

Address: 810 W 31st 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 OWNER'S FINISH SELECTIONS The owner shall select finish, colors, styles & types of materials from pre-mixed, in stock options. The contractor & property owner shall submit to the Wyoming Community Development Authority, a copy of the agreed upon colors, styles and types of materials prior to job start.	1.00	GR	_____	_____
2	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	_____	_____
3	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	_____	_____
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	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 _____ Date Contractor	1.00	DU	_____	_____
6	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	_____	_____
7	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	_____	_____
8	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	_____	_____
9	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	_____	_____

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	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	_____	_____
11	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	_____	_____
12	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	_____	_____
13	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	_____	_____
14	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	_____	_____
15	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	_____	_____
16	143 DOORS TO REMAIN--HARDWARE REPLACEMENT All doors are to remain. Rehang plumb and level with brushed nickel hardware. Include brushed nickel lock sets and catch plates. Install privacy lock sets where applicable.	1.00	DU	_____	_____
17	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	_____	_____
18	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					
19	902 CONCRETE FLATWORK--GEN. REQ.	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				
	All concrete shall contain 3% entrained air, exhibit 2200 psi at 28 days and have a slump less than 4.5 A gravel or sand base must be compacted to 90%. Neoprene expansion joints at 10', control joints at 3', and seams are required. Finished area shall drain water and be free of vandalism. Price to include removal and proper disposal of existing concrete, if applicable.				
Trade: 9	Environmental Rehab				
20	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	_____	_____
21	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	_____	_____
22	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 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.	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				
	The intention of these specifications is to provide abatement of lead paint hazards at the property.				
23	<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		
24	<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 owner, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.</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					
25	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	_____	_____
26	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: 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	_____	_____
29	6710 WASTE LINE--SNAKE Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____
Trade: 23 Electric					
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: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24 Extermination					
32	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 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
33	4399 ROOF INSPECTION Inspect, repair and certify roof for at least 3 years.	1.00	EA	_____	_____
Trade: 4 Site Work					
34	315 FENCE--CHAIN LINK 4' HIGH Install a 4' high, galvanized, chain link fence using 11 gauge wire, 1-5/8" line posts and 2" corner posts on 10' centers, with a 1-3/8" top rail along west side of house just inside property line. Tie neighbor's existing fence into new end posts. Set posts at least 24" deep in a 9" diameter concrete sleeve. Installation of section shall be in a straight line. Consult with WCDA Construction Specialist to locate property line.	30.00	LF	_____	_____
35	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	_____	_____

Trade: 5 Demolition & Disposal

36	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.	1.00	LD	_____	_____
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Trade: 6 Concrete & Paving

37	945 FLATWORK--CUSTOM Remove and dispose of existing flatwork that runs from front sidewalk along east side of home and around to rear entry and driveway. Prepare grade around perimeter of home for installation of a walkway/drain pad to move water away from the house and toward the street or alleyway. New flatwork is to run along the exterior of the home, except where it meets the driveway. Flatwork should be a minimum of 3' wide except where restricted by property line along the west side, and should be a full 4' wide running from the sidewalk to the front	1,100.00	SF	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	entry stair. New flatwork is to drain water away from the house and toward the street or alley, whichever is most convenient. It may be required to bring in and properly compact fill dirt to provide proper drainage. It may be necessary to use curbs and/or depressed channels to properly direct water toward the street/alley and away from the house. If necessary, raise the height of the concrete curbs at the window wells to assure water does not enter the wells. Flatwork is to conform to Specification 902 CONCRETE FLATWORK--GEN. REQUIREMENTS, in the General Requirements section of these specifications.				
38	946 CONCRETE CAULK Inspect all areas of house perimeter where it meets new or existing concrete flatwork or entry stairs for any gaps or cracking. Clean area of any debris or loose materials. After proper drying time, apply approved concrete caulk for a weather tight seal of penetration points around foundation.	1.00	DU	_____	_____
39	980 DRIVEWAY--CONCRETE Replace existing driveway, ensure proper drainage. 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 and toward alleyway. Remove forms. Regrade and seed disturbed areas. Price to include removal and proper disposal of existing concrete, if applicable. If necessary, bring in and properly compact fill dirt to assure drive way sheds water away from house and toward alleyway.	350.00	SF	_____	_____
40	1034 SIDEWALK-EXTEND Excavate to provide 3" bed of gravel, form and pour 3000 psi air entrained concrete 4" thick by 48" wide sidewalk running between the public sidewalk and the street in the parkway. Align sidewalk with front entry walk. Provide #10 wire mesh, expansion joints, broom finish, remove forms, regrade and seed disturbed areas.	20.00	SF	_____	_____
41	1035 STEPS--REPAIR CONCRETE Repair front and rear entry steps where cracked and spalled to provide a stable and attractive surface. Paint front and rear entry stairs to match parget.	1.00	DU	_____	_____
Trade: 7	Masonry				
42	1105 FOUNDATON--PARGET Remove all loose broken and deteriorated material, patch/repair exposed parget as necessary matching existing texture. Paint with two coats of exterior latex paint. Color to be selected by WCDA Construction Specialist.	1.00	DU	_____	_____
Trade: 8	Metal Work				
43	1460 METAL GUARD RAIL--WROUGHT	15.00	LF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 8	Metal Work				
	Remove hand rails at front entry. Provide one-piece steel railings of 2" flat top and bottom rails and 1/4" balustrades 6" on center on both sides of front entry stair and north side of rear entry stair.				
Trade: 10	Carpentry				
44	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. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.	18.00	SQ	_____	_____
45	2685 AWNING--ALUMINUM Install an enameled aluminum awning securely attached with aluminum screws through siding to framing above front entry.	1.00	OP	_____	_____
46	3210 STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish. At front and rear entries.	2.00	EA	_____	_____
47	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	_____	_____
48	3887 MAILBOX--RURAL Install Postal Service approved rural type metal or plastic mailbox on metal stand embedded into ground 18" minimum between front entry and sidewalk. Affix 4" high reflective house numbers side of mailbox.	1.00	EA	_____	_____
49	Custom WINDOW WELL COVERS After removing debris from window wells, provide a clear, acrylic cover to protect well and window from water intrusion. Cover is to be securely attached to both well edge and house.	4.00	EA	_____	_____
Trade: 22	Plumbing				
50	7135 HOSE BIBB Replace existing hose bibbs on south, east and north sides of house with bronze, freeze free hose bibbs on outside of structure. Seal exterior penetration with silicone caulk.	3.00	EA	_____	_____
Trade: 23	Electric				
51	8045 DOORBELL SYSTEM Install a doorbell system containing a low voltage transformer, power connection, buzzer and front door button. Locate chimes in Kitchen. Remove rear entry door bell switch and wiring.	1.00	EA	_____	_____
52	8165 ENTRANCE LIGHT FIXTURE--REPLACE Remove existing exterior light fixture and replace with a new	3.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	exterior, waterproof, fixture. Include fixture in entry/mud room.				
53	8175 FLOOD LIGHT--DOUBLE BULB Install a building mounted, double lamp, incandescent flood light with an interior switch over entrance to Garage. Any exposed exterior wiring shall be run in conduit.	1.00	EA	_____	_____
Location Total:					_____

Location: 3 - Entry/Mudroom

Approx. Wall SF: 304

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
54	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.	8.00	EA	_____	_____
Trade: 19	Paint & Wallpaper				
55	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.	60.00	SF	_____	_____
56	5665 PREP & PAINT DOOR--EXTERIOR Cover ground with drop cloth. Scrape loose, cracked, peeling and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choice of premixed acrylic latex semi-gloss.	1.00	EA	_____	_____
Trade: 20	Floor Coverings				
57	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. Replace/repair 1/4 round base as required	60.00	SF	_____	_____
Location Total:					_____

Location: 4 - Living Room

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
58	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.	135.00	SF	_____	_____
59	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	_____	_____
Trade: 19 Paint & Wallpaper					
60	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.	135.00	SF	_____	_____
61	5600 TEXTURE--SPRAY After removing existing texture on ceiling, 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.	135.00	SF	_____	_____
Trade: 23 Electric					
62	8017 ENERGY STAR CEILING FAN LIGHT FIXTURE Install an ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB, or similar approved model switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light.	1.00	EA	_____	_____
Trade: 800 Doors/Windows/Glass (CSI)					
63	2983 WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____

Location Total: _____**Location: 5 - Dining Room**

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
64	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.	135.00	SF	_____	_____

Location: 5 - Dining Room

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
65	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	_____	_____
Trade: 19 Paint & Wallpaper					
66	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.	135.00	SF	_____	_____
67	5600 TEXTURE--SPRAY After removing existing texture on ceiling, 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.	135.00	SF	_____	_____
Trade: 23 Electric					
68	8017 ENERGY STAR CEILING FAN LIGHT FIXTURE Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light. Replace existing fixture with an ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB, or similar approved model. Use existing switch location.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	16.00	LF	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	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.	16.00	LF	_____	_____
Trade: 18 Ceramic Tile					
72	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.	100.00	SF	_____	_____
73	5430 CERAMIC WALL TILE Install owner specified ceramic wall tile over a sound surface with troweled adhesive to form back splash between counter and upper cabinets. 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. Coordinate location of appliances, cabinets and counter top with WCDA Construction Specialist.	40.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
74	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.	100.00	RM	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

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

Trade: 23 Electric

75	7740	LIGHT FIXTURE AND SWITCH	2.00	EA		
		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 tear out. Provide a fixture over sink and a second fixture mounted in center of ceiling. fixtures to be switched separately w/ three-way switches at entry from Dining room and entry from washroom.				
76	7836	RANGE HOOD EXTERIOR VENTED--ENERGY STAR	1.00	EA		
		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.				

Trade: 25 Appliances

77	8440	ELECTRIC RANGE	1.00	EA		
		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				
78	8475	REFRIGERATOR--18 CF--ENERGY STAR	1.00	EA		
		Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.				
79	8491	DISHWASHER--2 CYCLE--ENERGY STAR	1.00	EA		
		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.				
80	8500	DISPOSAL--1/2 HP	1.00	EA		
		Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.				

Location Total: _____

Location: 7 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 7 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
81	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.	40.00	SF	_____	_____
Trade: 20 Floor Coverings					
82	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.	40.00	SF	_____	_____
Trade: 23 Electric					
83	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: 8 - Front Bedroom

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
84	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. Slider or casement is acceptable for egress window.	2.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
85	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					

Location: 8 - Front Bedroom

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20 Floor Coverings					
86	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					
87	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with an ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB or similar approved model.	1.00	EA	_____	_____

Location Total: _____

Location: 9 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
88	2410 BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.	15.00	LF	_____	_____
89	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. Provide obscure glazing for bathroom.	1.00	EA	_____	_____
90	3300 DOOR STOP--BASEBOARD MOUNT Install a baseboard mounted, solid metal door stop with brushed nickel finish.	1.00	EA	_____	_____
91	3830 MEDICINE CABINET--16" RECESSED Install a 16"x20" recessed medicine cabinet with an aluminum frame, hinged beveled plate glass mirror and two glass shelves such as the Kohler Model #: CB-CLR1620FS.	1.00	EA	_____	_____
92	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	_____	_____
93	3840 SHOWER CURTAIN ROD Dispose of shower curtain rod. Fill all holes or irregularities, flush with surrounding finish. Install a brushed nickel shower curtain rod using wall anchors.	1.00	EA	_____	_____

Trade: 18 Ceramic Tile

Location: 9 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
94	5420 CERAMIC TUB SURROUND Install 4"x 4" 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. Extend tub surround to ceiling. Install Owner specified materials and color.	100.00	SF	_____	_____
95	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.	125.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
96	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.	75.00	SF	_____	_____
Trade: 22 Plumbing					
97	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	_____	_____
98	6930 TUB/SHOWER FAUCET WITH DIVERTER Install a single lever, metal shower diverter with faucet, controls, and shower head set (Glacier Bay Item # 418827 or equal) in brushed nickel or prior approved equivalent with 15 year drip-free warranty.	1.00	EA	_____	_____
99	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	1.00	EA	_____	_____

Location: 9 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

"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.

Trade: 23 Electric

100	7590	RECEPTACLE--GFCI BATH	1.00	EA	_____	_____
		Install a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate adjacent to lavatory using copper non-metallic cable. Fish wire and repair all tear out.				
101	7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE	1.00	EA	_____	_____
		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.				
102	7819	FAN/LIGHT FIXTURE-ENERGY STAR	1.00	EA	_____	_____
		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.				

Location Total: _____

Location: 10 - Rear Bedroom

Approx. Wall SF: 336

Ceiling/Floor SF: 110

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

103	2980	WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA	_____	_____
		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. Slider or casement is acceptable for egress window.				

Location: 10 - Rear Bedroom

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
104	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

105	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

106	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB or similar approved model.	1.00	EA	_____	_____
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Location Total: _____**Location: 11 - Laundry/Wash Room**

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
107	Custom REMOVE WALL FURNACE Remove and properly dispose of wall furnace. Cap gas line and any electrical connections, repair wall and floor and repair baseboard ready to accept paint.	1.00	EA	_____	_____

Trade: 10 Carpentry

108	3400 DOOR--WOOD FIRE 1 HR Hang a wood, mineral core, B label, 1 hour, birch faced door on existing jamb at entry to Garage, including entrance lockset and closer.	1.00	EA	_____	_____
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Trade: 19 Paint & Wallpaper

109	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 &	1.00	SF	_____	_____
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Location: 11 - Laundry/Wash Room

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim. Remove and patch dryer vent outlet in west wall and remove and dispose of wall shelves, repair wall as necessary.				
Trade: 20	Floor Coverings				
110	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.	75.00	SF	_____	_____
Trade: 21	HVAC				
111	6415 DRYER VENT 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. run dryer vent line into Garage then out to west side of home.	1.00	EA	_____	_____
Trade: 22	Plumbing				
112	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				
113	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	_____	_____
Trade: 800	Doors/Windows/Glass (CSI)				
114	2983 WINDOW--VINYL SINGLE HUNG DOUBLE GLAZED Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____

Location Total: _____

Location: 12 - Garage Approx. Wall SF: 646 Ceiling/Floor SF: 264

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
115	Custom REMOVE KNOB & TUBE Dispose of existing knob and tube wiring system to extent possible. Also remove existing batt insulation.	1.00	DU	_____	_____
Trade: 10 Carpentry					
116	Custom NEW STAIR Remove and replace existing stairs at entry to washroom. Construct 3' wide set of code conforming stairs out of pre-treated wood framing and 5/4" stepping stock treads. Secure steps to floor and wall.	1.00	EA	_____	_____
Trade: 15 Roofing					
117	4715 VENT--GABLE Install a screened, aluminum, rectangular or square gable vent with at least 4 square feet of free air space at both front and rear gable.	2.00	EA	_____	_____
Trade: 16 Conservation					
118	4924 INSULATION--INCREASE TO R-50 Blow in borax treated cellulose or loose lay fiberglass batts to provide total attic rating of at least R-50.	1,000.00	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. Provide a plywood damn to retain insulation around access opening.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
120	5275 DRYWALL--FIRE RESISTANT Once asbestos abatement has been completed, remove any remaining drywall. Hang, tape and 3 coat finish 5/8" type X fire resistant drywall across entire shared walls with house. Apply a 3/8" bead of adhesive to each framing member and screw or double nail, 8" o.c. Run boards with long dimension horizontal. Sand ready for paint. seal as required by code. Hang 5/8" drywall on remaining walls to ceiling height, hang 5/8" wall board on ceiling, provide access opening and cover.	275.00	SF	_____	_____

Address: 810 W 31st Street

Unit: Unit 01

Location: 12 - Garage

Approx. Wall SF: 646

Ceiling/Floor SF: 264

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				

Trade: 19	Paint & Wallpaper				
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121	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.	250.00	SF	_____	_____
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122	5755 PREP & PAINT CONCRETE FLOOR 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.	250.00	SF	_____	_____
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Trade: 23	Electric				
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123	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 tear out.	1.00	EA	_____	_____
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Location Total: _____

Location: 13 - Stairs

Approx. Wall SF: 352

Ceiling/Floor SF: 48

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

124	2533 OPEN BASEMENT HANDRAIL Place 2"x4" newels flat against stringers @ 4'-0" o.c. with top cut @ stair slope. Run a continuous 2" x 4" on end and flush with newels @ top. Place an additional 2" x 4" flat on top of newels. Rail height to be +35" off of nosing. Run newels to protect against falls through open stair, extend rail to top of stair.	12.00	LF	_____	_____
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Trade: 19	Paint & Wallpaper				
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125	5580 PAINT STAIRWELL 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 & stair treads with owner's choice of premixed acrylic latex.	50.00	RM	_____	_____
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Location Total: _____

Location: 14 - Basement

Approx. Wall SF: 1,188

Ceiling/Floor SF: 968

Location: 14 - Basement

Approx. Wall SF: 1,188

Ceiling/Floor SF: 968

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
126	Custom REMOVE DEBRIS Remove any and all debris from basement including any unused plumbing, gas-lines, ductwork and/or mechanical items. Leave in place existing rough-in for toilet, shower and vanity.	1.00	DU	_____	_____
Trade: 6 Concrete & Paving					
127	920 CONCRETE REPAIR--OVERLAY BASEMENT SLABS Remove any and all portions of deteriorating concrete to solid surface or 1/2" minimum depth. Remove all wood sleepers and other debris from slab. Clean, acid wash and thoroughly rinse area. Apply a latex bonding agent per the manufacturer's specs. Resurface with a cementitious mixture, broom finish.	1,000.00	SF	_____	_____
Trade: 10 Carpentry					
128	2981 VINYL WINDOW-BASEMENT Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.	4.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
129	5551 PAINT CEILING/JOISTS W/ KILZ Sanitize the area to be painted with Virkon or similar disinfectant and allow to totally dry. Paint "ceiling" and wood structural members with two coats of thick Kilz.	1,000.00	SF	_____	_____
Trade: 21 HVAC					
130	6041 FURNACE 90+ GAS - REPLACE 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.	1.00	EA	_____	_____

Address: 810 W 31st Street

Unit: Unit 01

Location: 14 - Basement

Approx. Wall SF: 1,188

Ceiling/Floor SF: 968

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

Trade: 22	Plumbing				
131	7070 WATER HEATER--40 GALLON GAS	1.00	EA	_____	_____
	Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.				

Trade: 23	Electric				
132	7759 ENERGY STAR FLUORESCENT UTILITY CEILING FIXTURE	4.00	EA	_____	_____
	Install an Energy Star approved, 2 - 48 inch tube fluorescent "Utility" ceiling mounted light fixture such as a Lowes Utilitech 2-Light 48" Utility Fluorescent Shoplight Item #: 227470 - Model: GU9802-T8-BKSS. Lights to switched from bottom of stair. Coordinate location of lights with WCDA Construction Specialist.				

Location Total: _____

Location: 15 - Attic

Approx. Wall SF: 640

Ceiling/Floor SF: 924

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

133	4924 INSULATION--INCREASE TO R-50	1,100.00	SF	_____	_____
	Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-40.				
134	4999 INSULATE ATTIC HATCH	1.00	EA	_____	_____
	Glue foil faced Polyisocyanurate 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. Provide a dam to retain loose insulation at access.				

Location Total: _____

Address Grand Total for 810 W 31st Street: _____

Bidder: _____