



**WCDA**  
 Construction Department  
 Casper WY 82609  
 307.265.0603

# Specs By Location

6/25/2019

**Address: 1751 Lennox Ave., Casper, (NSP) Avenue**

**Unit: Unit 01**

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
1	<b>5.1 OWNER SPECIFIED LIGHT FIXTURES</b> Use the following light fixtures or prior approved equivalent: 4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel; Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel; 3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel; Ceiling Fan w/ light: Hunter, 23943, White; Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09.	1.00	EA	_____	_____
2	<b>5.2 OWNER SPECIFIED MATERIALS</b> Use the following materials or prior approved equivalent unless otherwise specified:  Wall Paint: Behr premium plus Ivory Mist or have it matched. Trim & Door Paint: Bright White Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark. Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205 Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155 Counter top: Formica, Venetian Gold, 6223-RW Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood Appliances: All appliances and electrical cover plates to be white unless noted otherwise. Ceramic Floor Tile: 12" x 12" DalTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DalTile, Series: Salerno, Color: Marrone Chiaro Hardware: All door hardware to be brushed nickel including hinges and stops.	1.00	GR	_____	_____
3	<b>6 SUBMITTALS</b> Submit two samples/drawings of adequate size to WCDA within a timely manner as specified in the contract agreement. Include spec sheets for light fixtures, sink fixtures, appliances, and any other pertinent items. Include color samples of paint, floor coverings, cabinets, counter tops, etc.	1.00	GR	_____	_____
4	<b>11 DISCLAIMER</b> Wyoming Community Development Authority (WCDA) has completed a visual inspection of the property only. Use of this information is at your own risk. WCDA will not be held liable for any errors or omissions contained in the content of any inspection reports. The inspection is a visual inspection only to determine safety and health issues, visible essential repairs, visible system deficiencies, and repairs needed to preserve and	1.00	GR	_____	_____

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Trade: 1	<b>General Requirements</b>				
	protect the property. The inspection report is provided "as is" and WCDA expressly disclaims any and all warranties, express or implied, including but not limited to, any warranties of accuracy, reliability, title, merchant ability, non-infringement, fitness for a particular purpose or any other warranty, condition, guarantee or representation, whether verbal, in writing or in electronic form, including but not limited to the accuracy or completeness of any information contained therein or provided by inspection. In no event shall WCDA be liable for any special, indirect, or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of information available from the inspection.				
5	<b>14 CONTRACTOR ACCEPTS SCOPE OF WORK</b> The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ Date Contractor	1.00	DU	_____	_____
6	<b>24 MANUFACTURER'S SPECS PREVAIL</b> All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	_____	_____
7	<b>31 CONSTRUCTION DEFINITIONS</b> "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	_____	_____
8	<b>35 VERIFY QUANTITIES/MEASUREMENTS</b> All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	_____	_____
9	<b>36 BUILDING PERMIT REQUIRED</b> If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____

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<b>Trade: 1</b>	<b>General Requirements</b>				
10	<b>37 ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
11	<b>38 PLUMBING PERMIT REQUIRED</b> Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
12	<b>39 HVAC PERMIT REQUIRED</b> Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
13	<b>42 CERTIFICATE OF OCCUPANCY</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy or Certificate of Completion for the individual dwelling unit from the local municipality or county.	1.00	EA	_____	_____
14	<b>45 CONTRACTOR PRE-BID SITE VISIT</b> The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.	1.00	DU	_____	_____
15	<b>51 INSURANCE REQUIREMENTS</b> The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.	1.00	EA	_____	_____
16	<b>55 WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
17	<b>77 NEW MATERIALS REQUIRED</b> All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.	1.00	GR	_____	_____
18	<b>86 HOLD HARMLESS</b> 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	_____	_____

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<b>Trade: 1 General Requirements</b>					
19	<b>90 1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	_____	_____
20	<b>120 FINAL CLEAN</b> Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.	1.00	EA	_____	_____
21	<b>2031 RADON EVALUATION</b> Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.	1.00	EA	_____	_____
22	<b>6712 SEWER--SCOPE</b> Scope and record sewer line condition and provide a written condition report and video documentation to WCDA (tape, CD or flash drive.)	1.00	EA	_____	_____
<b>Trade: 6 Concrete &amp; Paving</b>					
23	<b>850 CONCRETE--GENERAL REQS.</b> 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	_____	_____
<b>Trade: 9 Environmental Rehab</b>					
24	<b>2071 ASBESTOS--ACM ABATEMENT</b> 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	_____	_____
25	<b>9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS</b> 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.	1.00	GR	_____	_____

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	<b>Environmental Rehab</b>				
	<p>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.</p> <p>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.</p> <p>Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.</p> <p>See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.</p>				
26	<p><b>9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS &amp; GUIDELINES</b></p> <p>The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 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.</p> <p>The intention of these specifications is to provide abatement of lead paint hazards at the property.</p>	1.00	GR	_____	_____
27	<p><b>9011 LEAD RELATED FINES &amp; PENALTIES</b></p> <p>The contractor agrees to pay within 30 days the cost of all fines and penalties resulting from regulatory non-compliance lead-related standards and requirements as issued by federal, state and local agencies.</p>	1.00	EA	_____	_____
28	<p><b>9020 LEAD-BASED PAINT REGULATIONS - FEDERALLY FUNDED HOUSING REHABILITATION</b></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</p>	1.00	GR	_____	_____

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
	exterior, 2 SF per interior room or 10% of a small component.				
	2. When the Federal Rehabilitation Assistance is \$5,001 to \$25,000 per unit:				
	a. The contractor shall perform interim controls, in accordance with Sec. 35.1330, of all identified or presumed lead-based paint hazards.				
	b. The contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350, and repair any paint that is disturbed.				
	c. The entire unit shall pass a clearance examination in accordance with Sec. 35.1340.				
	3. When the Federal Rehabilitation Assistance is more than \$25,000 per unit:				
	a. The contractor shall abate all identified or presumed lead-based paint hazards in accordance with Sec. 35.1325.				
	b. The contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350 and repair any paint that is disturbed.				
	c. The entire unit shall pass a clearance examination in accordance with Sec. 35.1340.				
29	<b>9023 CLEARANCE EXAMINATION</b> 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.	1.00	EA	_____	_____
30	<b>9045 LEAD ABATEMENT CERTIFICATION</b> 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	_____	_____
31	<b>9147 LEAD WASTE DISPOSAL</b> 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	_____	_____
<b>Trade: 22</b>	<b>Plumbing</b>				
32	<b>6610 WATER SUPPLY--INSPECT, REPAIR</b> Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to	1.00	EA	_____	_____

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
	bring structure into compliance with the current national and local plumbing code.				
33	<b>6705 WASTE LINES--INSPECT, REPAIR</b> Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____

**Trade: 23 Electric**

34	<b>7435 COMPLETE REWIRE</b> 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 requirements, to be paid by contractor.	1.00	EA	_____	_____
35	<b>7475 ELECTRIC SERVICE--200 AMP</b> 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	_____	_____

**Trade: 24 Extermination**

36	<b>8303 INSPECT &amp; PROVIDE TERMITE REPORT</b> Inspect and provide termite report for the property prior to the start of any other work.	1.00	DU	_____	_____
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**Location Total:** \_\_\_\_\_**Location: 2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				
37	<b>330 FENCE--STOCKADE 6' HIGH</b> Dispose of any existing fence. Install a 6' high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top, center and bottom rails, 1"x6" cedar or pressure treated fence boards. Installation of sections shall be in a straight line unless otherwise stated. Starting at south west corner of house, south to property line then west to alley and follow existing fence lines.	200.00	LF	_____	_____

Location: 2 - Exterior

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4 Site Work</b>					
38	<b>340 GATE--STOCKADE 6' HIGH</b> Install a 42" wide, 72" high gate on 2 gate posts using 3 heavy duty strap hinges and 3" screws. Provide a galvanized latch. One gate at alley, double gates at driveway pads and one at south west corner of house.	6.00	EA	_____	_____
39	<b>476 LANDSCAPING</b> Gently slope back yard down to match slope on north side of walk. Reseed grass. Build retaining wall at south end of yard to hold back neighbors yard as needed.	1.00	EA	_____	_____
40	<b>520 FOUNDATION DRAINAGE SYSTEM</b> Excavate a 16" wide by footer-depth trench at the South and East foundation walls, 4' beyond house corners. Power wash walls and footings. Allow foundation walls to dry. Apply a water proofing membrane to all exposed foundation surfaces, per manufacturers recommendations. Lay a 4" perforated drain pipe, over 6 mil plastic to drain to sump wells. Fill trench w/ 2" or larger stone to 3" above grade.	165.00	LF	_____	_____
<b>Trade: 6 Concrete &amp; Paving</b>					
41	<b>855 DEMO CONCRETE</b> Break up concrete and remove off site to code legal dump. Driveway, flat work around house, first set of steps and landing to alley and retaining wall. Leave upper pad in back yard.	1,950.00	SF	_____	_____
42	<b>980 DRIVEWAY--CONCRETE</b> Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 19' 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. Front driveway and back pad.	825.00	SF	_____	_____
43	<b>1045 STEPS AND LANDINGS--CONCRETE</b> Excavate, level & compact to 85% a well drained subgrade. Reinforce with 6x6 welded wire fabric. Form and pour 4000 psi, 3% air entrained, concrete steps on 12"x12" continuous footing, leading to a 3'x12' landing. Steps shall be uniform and even, 3' wide, 7-3/4" rise and 10" run. Cure with a sprayable membrane. Broom finish across direction of traffic and remove forms.	1.00	RI	_____	_____
<b>Trade: 7 Masonry</b>					
44	<b>1155 FOUNDATION--CUSTOM MASONRY</b> Excavate and repair foundation as needed. Exterior and interior. Consult with WCDA construction specialist for specifics.	1.00	EA	_____	_____
<b>Trade: 9 Environmental Rehab</b>					



Location: 2 - Exterior

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9 Environmental Rehab</b>					
45	<b>9707 EXTERIOR--REPLACE PORCH DECK</b> Construct code legal decks using preservative treated 2 x 6" radius edge decking, 2x8 structural members placed 16" O.C.. 4x4 PT posts set in concrete. Construct railing. Build 12'x22' deck in back with steps on north and south sides'. Front porch 5'x5' with steps on north and west sides.	300.00	SF	_____	_____
46	<b>9767 GRAVEL AREA</b> Remove vegetation, and till soil to 6" depth. Grade surface smooth and sloped to drain away from house. Install landscaping fabric and gravel and spread to a minimum thickness of 3". Contain with metal edging. Starting on west side of house from entry porch, following around south side and wrapping around east side to deck.	575.00	SF	_____	_____
<b>Trade: 10 Carpentry</b>					
47	<b>2641 SIDING---VINYL--FOAM SHEATHING</b> After LBP abatement, remove existing siding to the sheathing. Install a continuous one inch layer of foil faced polyisocyanurate foam board with tight fitting seams sealed with the manufacturer's seam tape. The foam board sheathing will become the drainage plane for the wall so all flashing details must direct water to naturally drain over the foam. Drip caps must be installed over windows and doors. Include all soffit, door and window trim. Wrap fascia and all wood trim with .027 white aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air tight installation. <a href="http://www.certainteed.com/products/vinyl-siding/horizontal-siding/310200#">http://www.certainteed.com/products/vinyl-siding/horizontal-siding/310200#</a> Owner's choice of color.	20.00	SQ	_____	_____
48	<b>2835 WINDOW WELL</b> Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well.	4.00	EA	_____	_____
49	<b>2866 CREATE EGRESS WINDOW</b> Remove existing south west wall window. Cut foundation wall as needed to allow for the installation of an egress window. Install a vinyl slider, double glazed, window, plumb, level, and caulk to ensure a leak free, water tight, sealed installation. Provide a screen. Replace window casing at interior and exterior. Provide a new window well, cover, and an emergency escape ladder. New window must meet current local building codes.	1.00	EA	_____	_____
50	<b>2979 VINYL SLIDING DOUBLE GLAZED WINDOW</b> Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Clean the glass when complete.	4.00	EA	_____	_____
51	<b>2984 VINYL WINDOW-BASEMENT</b>	4.00	EA	_____	_____

Location: 2 - Exterior

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.				
52	<b>3185 DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. Front entry and garage.	2.00	EA	_____	_____
53	<b>3210 STORM DOOR--ALUMINUM</b> Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____
54	<b>3875 HOUSE NUMBER SET</b> 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	_____	_____
55	<b>3885 MAILBOX</b> 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	_____	_____
56	<b>Custom VENT CHASE</b> Build chase on south side of house for new furnace and water heater vent.	1.00	EA	_____	_____
57	<b>Custom REMOVE EVAPORATIVE COOLER</b> Remove swamp cooler on back of house. Fill, seal and insulate hole.	1.00	EA	_____	_____
58	<b>Custom REMOVE BATHROOM WINDOW</b> Remove bathroom window. Fill, seal and insulate hole.	1.00	EA	_____	_____
<b>Trade: 15</b>	<b>Roofing</b>				
59	<b>4490 ROOF SHEATHING 1/2"</b> Install 1/2" CDX plywood sheathing nailed 8" on center using plywood clips. Garage roof.	500.00	SF	_____	_____
60	<b>4580 TEAR OFF AND REROOF SHINGLES</b> Remove and dispose of all roofing & defective sheathing. Verify adequate venting and roof circulation requirements are met per code, including use of pop-up and gable vents or shingle-over ridge vents with soffit venting. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple minimum 15 lb felt or use synthetic underlayment. Install preformed white aluminum, drip edge, and vent pipe boots. Install an architectural shingle with a 30 yr material warranty. Replace all flashing. Color to be selected by WCDA Construction Specialist.	14.00	SQ	_____	_____
61	<b>4635 GUTTER--5" SEAMLESS ALUMINUM</b> Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner.	120.00	LF	_____	_____

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<b>Trade: 15 Roofing</b>					
62	<b>4640 DOWNSPOUT--5" SEAMLESS ALUMINUM</b> Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.	40.00	LF	_____	_____
63	<b>4755 FASCIA 1"X 6"</b> Install a 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.	120.00	LF	_____	_____
<b>Trade: 22 Plumbing</b>					
64	<b>7135 HOSE BIBB</b> Install a bronze, freeze free hose bibb on outside of structure, front and back, with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. Front of house	2.00	EA	_____	_____
65	<b>7145 SUMP PUMP COMPLETE</b> Install a 1/3 horse power, submersible sump pump complete with pit, liner, and discharge piping on a separate 15 amp circuit. North East and South West corners.	2.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
66	<b>7640 WEATHERPROOF RECEPTACLE</b> Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box. One on front of house and one on back.	2.00	EA	_____	_____
67	<b>8160 ENTRANCE LIGHT</b> Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior doors. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$22. Front and back garage doors.	2.00	EA	_____	_____
68	<b>8175 FLOOD LIGHT--DOUBLE BULB</b> Install a building mounted, double lamp, incandescent flood light. Owner's choice of an interior or photoelectric switch. Any exposed exterior wiring shall be run in conduit. Back porch.	1.00	EA	_____	_____
<b>Trade: 800 Doors/Windows/Glass (CSI)</b>					
69	<b>3188 DOOR--FRENCH PATIO DOOR COMPLETE</b> Dispose of door and frame. Install a prehung steel, insulated, french patio door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. Prime and top coat.  JELD-WEN Steel French Patio Door with Brickmould 72 in x 80 inch. RH 10 Lite Low-e Glass Home Depot Model # 913593.0 Store SKU # 218407 or prior approved equal	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 800	Doors/Windows/Glass (CSI)				

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

Location: 3 - Living Room

Approx. Wall SF: 448

Ceiling/Floor SF: 195

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
70	<b>2350 FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	165.00	SF	_____	_____
71	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	46.00	LF	_____	_____
72	<b>3345 DOOR--INT, HOLLOW CORE--RAISED PANEL</b> Install a six panel prehung door with brushed nickel hardware. Coat closet.	1.00	EA	_____	_____

Trade: 19 Paint &amp; Wallpaper

73	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, 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.	650.00	SF	_____	_____
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Trade: 23 Electric

74	<b>8017 ENERGY STAR CEILING FAN LIGHT FIXTURE</b> Install an ENERGY STAR® approved Farmington 52 inch white ceiling fan Model # B552QI-WH at Home Depot with a ENERGY STAR® approved Progress Lighting Air Pro light fixture Model # P2620-30EBWB at Home Depot switched at the room entrance by a Leviton Do it Best Fan and Light Control wired with separate switching for the fan and light.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 4 - Dining Room

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Location: 4 - Dining Room**

Approx. Wall SF: 288

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
75	<b>2350 FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	72.00	SF	_____	_____
76	<b>Custom BUILD WALL</b> Tear out spindles over stairwell. Reframe and sheetrock to enclose dining room. Tape and texture.	1.00	EA	_____	_____

**Trade: 19 Paint & Wallpaper**

77	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, 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.	360.00	SF	_____	_____
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**Trade: 23 Electric**

78	<b>7715 FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP</b> Install an Energy Star approved, ceiling light fixture. Install a pair of white 3-way switches with cover plates mounted at the strike side of the garage door and in kitchen. Fish wire and repair all tear out.	1.00	EA	_____	_____
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**Location Total:** \_\_\_\_\_**Location: 5 - Stairs**

Approx. Wall SF: 240

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
79	<b>5270 DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	140.00	SF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
80	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, 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	250.00	SF	_____	_____

Location: 5 - Stairs

Approx. Wall SF: 240

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				

Trade: 20 Floor Coverings

81	<b>5920 UNDERLAY AND VINYL COMPOSITION TILE</b>	12.00	SF	_____	_____
	On back entry/landing install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install vinyl plank flooring per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.				
82	<b>5970 CARPET AND PAD</b>	72.00	SF	_____	_____
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.				

Trade: 23 Electric

83	<b>7715 FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP</b>	1.00	EA	_____	_____
	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 white 3-way switches with white cover plates mounted at the top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.				

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

Location: 6 - Kitchen

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
84	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b>	15.00	LF	_____	_____
	Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.				
85	<b>3715 CABINET--WOOD BASE</b>	16.00	LF	_____	_____
	Replace base cabinets on south and west walls. 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.				

Location: 6 - Kitchen

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
86	<b>3725 CABINET--WOOD WALL</b> Replace wall cabinets on south and west walls. 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.	11.00	LF	_____	_____
87	<b>3750 COUNTER TOP--FORMICA</b> Dispose of counter top. Field measure and screw to base cabinet a post formed, formica counter top. Provide cutout for sink. See General Conditions for specified color.	16.00	LF	_____	_____
88	<b>Custom PANTRY</b> Frame out and build a pantry with doors over the stairwell.	1.00	EA	_____	_____
<b>Trade: 19 Paint &amp; Wallpaper</b>					
89	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.	500.00	SF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
90	<b>5915 LAMINATE FLOORING - TILE</b> Install laminate flooring and underlayment per manufacturer's recommendations. Include matching transition strips at openings, and make sure all gaps around perimeter are filled or covered. See General Conditions for specified material and color.	132.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
91	<b>6835 SINK--DOUBLE BOWL COMPLETE</b> Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	_____	_____
<b>Trade: 25 Appliances</b>					
92	<b>8415 GAS STOVE--30"</b> Dispose of old stove. Install a white, 30" wide, pilotless, gas	1.00	EA	_____	_____

Location: 6 - Kitchen

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 25</b>	<b>Appliances</b>				
	stove including gas oven and electrical connections.				
93	<b>8452 MICROWAVE--900 WATT/1.2 CU FT</b> 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	_____	_____
94	<b>8475 REFRIGERATOR--18 CF--ENERGY STAR</b> Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.	1.00	EA	_____	_____
95	<b>8491 DISHWASHER--2 CYCLE--ENERGY STAR</b> Provide and install a 24", 2 cycle (minimum), built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Frigidaire, Model# FBD2400KW - or - GE Model# GSD2100VWW. Color to be selected by owner.	1.00	EA	_____	_____
96	<b>8500 DISPOSAL--1/2 HP</b> Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.	1.00	EA	_____	_____
97	<b>Custom CAN LIGHTING</b> Install can lighting evenly spaced along front of cabinets. One can to be centered over sink and one centered over stove.	5.00	EA	_____	_____

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

Location: 7 - Hall

Approx. Wall SF: 352

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
98	<b>2350 FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Refinish floor. Vacuum room.	72.00	SF	_____	_____
99	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	25.00	LF	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
100	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall	425.00	SF	_____	_____



Location: 7 - Hall

Approx. Wall SF: 352

Ceiling/Floor SF: 72

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

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.

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

Location: 8 - Bathroom

Approx. Wall SF: 240

Ceiling/Floor SF: 50

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

101	3355	<b>DOOR--INT, HOLLOW WOOD</b>	1.00	EA	_____	_____
Install 6-panel, hollow core, prehung wood door. Include privacy lockset and 2 butt hinges.						

102	3832	<b>BATH MIRROR</b>	1.00	EA	_____	_____
Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.						

103	4165	<b>CLOSET--LINEN</b>	1.00	EA	_____	_____
Construct a 24"x 24" linen closet in bathroom. Hang tape and 3 coat finish 1/2" drywall over 2"x 3" framing. Install a door and five, 1/2" BCX plywood, edge-banded shelves. Prep and prime ready to top coat.						

Trade: 18 Ceramic Tile

104	5420	<b>CERAMIC TUB SURROUND</b>	70.00	SF	_____	_____
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 ceiling. Install Owner specified materials and color.						

Trade: 19 Paint &amp; Wallpaper

105	5483	<b>REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b>	300.00	SF	_____	_____
After ACM abatement, 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						

Location: 8 - Bathroom

Approx. Wall SF: 240

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
	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.				
<b>Trade: 20 Floor Coverings</b>					
106	<b>5930 UNDERLAYMENT AND VINYL SHEET GOODS</b> 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.	40.00	SF	_____	_____
107	<b>5945 VINYL BASE</b> Apply 4" high, .080 gauge vinyl top set, cove base molding with matching end stops and preformed corner units using a low VOC adhesive.	16.00	LF	_____	_____
<b>Trade: 22 Plumbing</b>					
108	<b>6901 VANITY--30" COMPLETE</b> 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	_____	_____
109	<b>6945 BATHTUB--5' STEEL COMPLETE</b> 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	_____	_____
110	<b>7010 COMMODE--REPLACE</b> 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	_____	_____
<b>Trade: 23 Electric</b>					
111	<b>7731 LIGHT FIXTURE--REPLACE VANITY</b> Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
112	<b>7819 FAN/LIGHT FIXTURE-ENERGY STAR</b> 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	1.00	EA	_____	_____

**Location: 8 - Bathroom**

Approx. Wall SF: 240

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
	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 <a href="http://www.energyfederation.org/consumer/default.php/cPath/39_766_134">http://www.energyfederation.org/consumer/default.php/cPath/39_766_134</a> 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: 9 - Bedroom**

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
113	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	35.00	LF	_____	_____
114	<b>3355 DOOR--INT, HOLLOW WOOD</b> Install 6-panel, hollow core, prehung wood door. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
115	<b>3375 DOOR--WOOD BIFOLD</b> Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.	2.00	EA	_____	_____
116	<b>Custom REBUILD CLOSET</b> Tear out partition and linen closet. Rebuild to make one closet.	1.00	EA	_____	_____
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
117	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, 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.	475.00	SF	_____	_____

## Location: 9 - Bedroom

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
118	<b>5970 CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	159.00	SF	_____	_____

## Trade: 23 Electric

119	<b>7730 LIGHT FIXTURE--REPLACE</b> Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

## Location: 10 - Bedroom 2

Approx. Wall SF: 432

Ceiling/Floor SF: 170

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
120	<b>2406 BASEBOARD--COLONIAL 3 1/4"</b> Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	50.00	LF	_____	_____
121	<b>3345 DOOR--INT, HOLLOW CORE--RAISED PANEL</b> Install a prehung raised panel, hollow core, masonite door. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
122	<b>3380 DOOR--SLIDING WARDROBE</b> Field measure, order and install a pair of raised panel, hollow core, by-passing, top hung, doors in opening up to 6' wide. Include overhead track, all hardware, and casing.	1.00	EA	_____	_____
123	<b>Custom CREATE NICHE</b> Tear out north wall in bedroom 2. Close off door in hallway to create niche in bedroom. Hange sheetrock, tape, texture and paint.	1.00	EA	_____	_____
124	<b>Custom MOVE WALL</b> Tear out north wall and move to flush with back of living room closet. Sheetrock , mud and tape to paint ready.	1.00	EA	_____	_____

## Trade: 19 Paint &amp; Wallpaper

125	<b>5483 REPR CRACKS/HOLES, TEXTURE, PREP &amp; PAINT</b> After ACM abatement, 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	600.00	SF	_____	_____
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**Location: 10 - Bedroom 2**

Approx. Wall SF: 432

Ceiling/Floor SF: 170

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.				

**Trade: 20 Floor Coverings**

126	<b>5970 CARPET AND PAD</b>	249.00	SF		
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.				

**Trade: 23 Electric**

127	<b>7730 LIGHT FIXTURE--REPLACE</b>	1.00	EA		
	Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.				

**Location Total:** \_\_\_\_\_**Location: 11 - Basement**

Approx. Wall SF: 826

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
128	<b>905 CONCRETE SLAB--PATCH</b>	1.00	EA		
	Clean out and prep north west corner of floor . Grade and compact soil to 95%. Apply a bonding agent per manufacturers specs on exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.				
<b>Trade: 10</b>	<b>Carpentry</b>				
129	<b>Custom TEAR OUT</b>	1.00	EA		
	After ACM abatement, tear out existing unfinished walls. Haul off debris.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
130	<b>5755 PREP &amp; PAINT CONCRETE FLOOR</b>	780.00	SF		
	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.				

Location: 11 - Basement

Approx. Wall SF: 826

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
<b>Trade: 21 HVAC</b>					
131	<b>6041 FURNACE 90+ GAS - REPLACE</b> Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a> (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	_____	_____
<b>Trade: 22 Plumbing</b>					
132	<b>7070 WATER HEATER--40 GALLON GAS</b> 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.	1.00	EA	_____	_____
133	<b>7120 DRIPLESS CENTER--WASHER HOOK UP</b> 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	_____	_____
134	<b>7140 SUMP PUMP--REPLACE</b> Install a 1/3 horsepower, submersible sump pump in the existing pit. Test system. Repair electric lines, discharge tube or redig pit to allow pump to operate properly.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
135	<b>7615 WASHER CIRCUIT 110\20 AMP</b> Install a flush or surface mounted GFCI duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper NM cable.	1.00	EA	_____	_____

**Location: 11 - Basement**

Approx. Wall SF: 826

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23 Electric</b>					
136	<b>7620 DRYER CIRCUIT--30 AMP</b> Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.	1.00	EA	_____	_____

**Location Total:** \_\_\_\_\_**Location: 12 - Garage**

Approx. Wall SF: 840

Ceiling/Floor SF: 437

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
137	<b>3185 DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.	1.00	EA	_____	_____

**Trade: 17 Drywall & Plaster**

138	<b>5275 DRYWALL--FIRE RESISTANT</b> Tear out gable end siding and vent. Hang, tape and 3 coat finish 5/8" type X fire resistant drywall. 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.	40.00	SF	_____	_____
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**Trade: 19 Paint & Wallpaper**

139	<b>5755 PREP &amp; PAINT CONCRETE FLOOR</b> Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations.	450.00	SF	_____	_____
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**Location Total:** \_\_\_\_\_**Location: 13 - Attic**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 16 Conservation</b>					
140	<b>4924 INSULATION--INCREASE TO R-40</b> Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-40.	800.00	SF	_____	_____

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

Unit Total for 1751 Lennox Ave., Casper, (NSP) Avenue, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 1751 Lennox Ave., Casper, (NSP) Avenue: \_\_\_\_\_

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