



Eric Fetrow
 306 E. Jackson Street Tampa FL 33602
 813-274-7954

Specs By Location (Wide)

3/16/2017

Owner's Name

Owner's Phone #

Address: 2414 E 31st. Street **Unit: 2414 E 31st Street**

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	10 OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Scope of Work Write Up (SWWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this SWWU. X _____ X _____ Applicant Date Applicant Date	1.00	DU	_____	_____
2	14 CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Scope of Work Write Up (SWWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the SWWU. X _____ Contractor Date	1.00	DU	_____	_____
3	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	_____	_____
4	32 SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.	1.00	GR	_____	_____
5	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	_____	_____
6	40 ALL PERMITS REQUIRED The contractor shall apply for, pay for, obtain and forward copies of the following indicated permits to the agency: _____ Plumbing; _____ Electric; _____ HVAC; _____ Building; _____ Zoning; _____ Lead Abatement; _____ Asbestos Abatement.	1.00	AL	_____	_____
7	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	_____	_____
8	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	_____	_____
9	75 STANDARD SPEC/GENERAL CONDITIONS The contractor by submission of a proposal, agrees to comply with all applicable conditions listed in the Standard Specification, and the General Conditions of the specification.	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

Contractor also agrees that any building modification/repairs/ replacements that result in damage to the walls, ceiling, flooring, etc. shall be repaired to match the existing finish in the area.

All fixtures and appliances to Energy Star certified.

10	90 1 YEAR GENERAL WARRANTY	1.00	DU	_____	_____
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.					

11	120 FINAL CLEAN	1.00	RM	_____	_____
Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.					

12	9008 ENVIRONMENTAL REHAB--RRP REQUIREMENTS	1.00	GR	_____	_____
Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.					

Trade: 24 Extermination

13	8305 EXTERMINATE TERMITES	1.00	DU	_____	_____
House to be sprayed treated for the infestation of termites. House to be treated by a State of Florida properly insured, licensed pest control company. Property to be treated prior to the start of construction and any termite infestation to immediately reported. Copy of report and 5 year warranty to be submitted upon completion.					

Location Total: _____

Location: 2 - Demo

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

14	735 DEMOLITION INTERIOR	1.00	EA	_____	_____
Total remediation of the dwelling unit by removing, or stripping of all drywall products, insulation and removal of any affected building system. The removing or stripping includes, but is not limited to, cabinetry and joinery, doors, carpeting, flooring, hot water heater, HVAC to include coils and ductwork, plumbing fixtures and piping, electrical distribution components, including receptacles, switches and fire-suppression sprinkler systems and fire safety alarm devices, including smoke and carbon monoxide alarms and gas service piping from the home. All materials to be disposed of in an appropriate landfill.					

Complete demolition down to the studs.

To include porch ceiling and garage

Trade: 9 Environmental Rehab

15	9007 CLEANING	1.00	SF	_____	_____
The cleaning process is critical for the successful implementation of this remediation guideline. If not conducted properly, the remediator may fail the clearance testing that follows the cleaning process and not be permitted to conduct build-back in a timely manner. The following steps should be conducted with specificity and, if needed, conducted more than once: Following removal of all drywall and all impacted building materials the home should be thoroughly swept. After sweeping, the home should be vacuumed with HEPA filters to collect all gross particulate matter. After the HEPA vacuum cleaning, use large volume fans and HEPA filters to create negative air pressure in the home. Following the HEPA process, use compressed air to "blow down". all surface areas in the home to remove particulate matter and continue to "blow down". the home until the air is "visibly" clear.					

Location: 2 - Demo

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling. Following a thorough cleaning and vacuuming to remove all dust, dirt and drywall materials, all interior surface areas including wall-framing members, ceiling joists and bottom cord of trusses should be wiped down with a moist cloth. The cloth can be wetted with a mild detergent. Solutions such as Oxine, OdoBan or RemedialConCR can be used.

Following the cleaning process, open the windows in the home and allow the home to air out for a minimum of 21 days.

There is no published science that supports the duration of the air-out period; only experience indicates air exposure will eliminate residual transient deposits of reduced sulfur compounds.

16	9129 CLEARANCE	1.00	SF	_____	_____
Contractor will contact GLE once the remediation, cleaning and air out period have been completed to conduct the clearance test. Clearance testing is a vital process because it supports the conclusion that the problematic drywall as well as the corrosive gases affiliated with this drywall have been removed from the home. If the test measurements reveal that corrosive gases from problematic drywall are still present in a home, then additional cleaning and air-out must be performed prior to build-back.					

Location Total: _____

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

17	4908 WALL INSULATION R-19	1.00	SF	_____	_____
Provide and install new exterior wall insulation as required to achieve R-19 in frame walls and R-7 on masonry walls.					
18	4915 INSULATE CEILING--R-30 BATT	1.00	SF	_____	_____
Provide and install 6" thick R-30 fiberglass batts between ceiling joists. Contractor to provide installation card at completion of job.					
19	4970 INSULATE WATER HEATER R-7	1.00	EA	_____	_____
Install a plastic faced, R-7 water heater jacket. Do not cover control panel on heater. When heater is flush against a wall, jacket as much of heater as possible.					

Trade: 21 HVAC

20	6185 HVAC--REPLACEMENT	1.00	EA	_____	_____
Replace existing air conditioner with a new central heating and air conditioning system complete with all new supply and return ductwork, drops, grills, controls and programmable thermostat, control wiring, electrical, copper and necessary connections to create complete install to code. Minimum SEER required-15.0, concrete (or equal) pad. AH unit to be reinstalled in the original location with access to code. Perform proper test and balance at completion. Contractor is responsible for proper sizing of all new equipment and ductwork with the exception of the 7.5 KW heat strip. Provide owner w/factory warranty, manual, & 1 year contractor warranty.					

Provide City of Tampa copy of the warranty.

Trade: 23 Electric

21	7475 REWIRE TO CODE--ELECTRIC	1.00	EA	_____	_____
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. This includes GCI and UL approved, ceiling mounted smoke/carbon and heat detector permanently wired into a receptacle box with battery back-up and interconnected with all other smoke detectors in the unit. All materials shall be UL approved and/or National Electrical Code rated.					

All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface. Seal exterior service penetrations to maintain a waterproof building envelope.

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

This includes all outlets, switch plate, cable, phone covers, etc.
 Living room- 1 co-axle, 1 telephone wire
 3 Bedrooms 1 co-axle per room, 1 telephone wire.

To include re-lamping of all new fixtures with energy star bulbs.

Location Total: _____**Location: 4 - Living/Dining Room**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

22	3120 DOOR--REPLACE ENTRANCE HARDWARE	1.00	EA	_____	_____
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Replace exterior door mortise lock with a kwikset or equal. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.

23	3341 INTERIOR DOORS	1.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

Foyer closet

24	3365 DOOR- LOUVERED WOOD	1.00	EA	_____	_____
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Furnish and install a new louvered masonite doors including , all hardware and casing.

All doors to be primed painted, including the top and bottom, with (2) coats of semi-gloss paint.

A/C closet

Trade: 18 Ceramic Tile

25	5425 CERAMIC FLOOR TILE	1.00	SF	_____	_____
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Remove existing tile and any damaged subfloor, place as necessary to create a smooth level surface to adhere tile. Using adhesive, lay owner's choice of must be at least a grade #4 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 Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.

Install new ceramic tile floor per the manufacturer's recommendation. Install a 3" marble threshold at door. Color to be selected by owner, tile to be slip resistant.

Threshold to be installed at the A/C closet.

Areas to be tiled:

Foyer area

Foyer closet

A/C closet

Downstairs hallway

Upstairs hallway

Trade: 20 Floor Coverings

26	5902 FLOORING CARPET	1.00	SF	_____	_____
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All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.

Location: 4 - Living/Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of 1/2" rebound, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.

Included are all closets opening in newly carpeted areas.

Trade: 22 Plumbing

27	7085 WATER HEATER--40 GAL. ELECTRIC	1.00	EA	_____	_____
Dispose of water heater in legal dump. Install a 40 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. Install to Florida Building Code.					
To be installed in A/C closet.					

Trade: 23 Electric

28	7735 LIGHT FIXTURE REPLACEMENT	2.00	EA	_____	_____
Install a ceiling mounted energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.					
Foyer and A/C closet					

Location Total: _____**Location: 5 - Kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

29	3120 DOOR--REPLACE ENTRANCE HARDWARE	1.00	EA	_____	_____
Replace exterior door mortise lock with a kwikset or equal. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.					
30	3341 INTERIOR DOORS	1.00	EA	_____	_____
Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.					
All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.					
Pantry					
31	3715 CABINETS - REPLACE	1.00	LF	_____	_____
Color to match existing- Minimum (1/2") inch multi-ply furniture-grade plywood veneered cabinet box (five [5] sides) with a matching interior/exterior sealed wood finish and a (1/2") thick hanging rail. Face frames are to be (1/2") inch thick solid hardwood. The base cabinet toe kicks are to be (1/2") inch plywood veneer with matching wood finish. Included are exterior plywood veneer cabinet backs, bottoms, and fillers with matching finish were required. Include new 3/4"plywood veneered countertop with 4" backsplash. Tops to be multi-ply furniture grade plywood with standard 1 1/2" edging.					

Include countertop at pass through window, color to be selected by owner.

Floor plan to match existing uppers and lowers.

Trade: 18 Ceramic Tile

32	5425 CERAMIC FLOOR TILE	1.00	SF	_____	_____
Remove existing tile and any damaged subfloor, place as necessary to create a smooth level surface to adhere tile. Using adhesive, lay owner's choice of must be at least a grade #4 tile over 1/2" reinforced cement board, screwed to subfloor					

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
overlapping seams in the subfloor by at least 6". Install a 3" marble threshold at door. After at least 24 hours drying time, apply Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.					
Install new ceramic tile floor per the manufacturer's recommendation. Install a 3" marble threshold at door. Color to be selected by owner, tile to be slip resistant.					
Trade: 22 Plumbing					
33	6820 HANSON VALVE	1.00	EA	_____	_____
Provide and install a new Hanson type shut off valve.					
34	6835 SINK--DOUBLE BOWL COMPLETE	1.00	EA	_____	_____
Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, Moen Model# 84416, 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.					
Trade: 23 Electric					
35	7740 LIGHT FIXTURE AND SWITCH	1.00	EA	_____	_____
Provide and install a new 4' energy efficient fluorescent fixture with light diffuser.					
36	7840 RANGE HOOD--RECIRCULATING	1.00	EA	_____	_____
Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Color to match appliance (white, black or stainless steel).					
37	7845 GARBAGE DISPOSAL AND CIRCUIT	1.00	EA	_____	_____
Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install a toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit.					
Trade: 25 Appliances					
38	8435 ELECTRIC STOVE TOP 30" ALLOWANCE	1.00	EA	_____	_____
Remove old stove top. Install a 30" wide, four burner, electric stove top unit.					
All appliances to be the same color and brand.					
Allowance amount for this item \$600.00					
39	8452 MICROWAVE--900 WATT/1.2 CU FT ALLOWANCE	1.00	EA	_____	_____
Install a 30" wide 1,000 watt, 1.6 cu ft over the range mounted and exterior vented microwave. 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.					
All appliances to be the same color and brand.					
Allowance amount for this item \$300.00					
40	8475 REFRIGERATOR--18 CF--ENERGY STAR ALLOWANCE	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.					
All appliances to be the same color and brand.					
Allowance amount for this item is \$700.00					
41	8491 DISHWASHER--2 CYCLE--ENERGY STAR	1.00	EA	_____	_____

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Provide and install a 24" 2 cycle, built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system.

All appliances to be the same color and brand.

Allowance amount for this item \$400.00

Location Total: _____

Location: 6 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

42	3341 INTERIOR DOORS	1.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

43	3831 MEDICINE CABINET	1.00	EA	_____	_____
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Supply and install new recessed mounted mirrored medicine cabinet. Medicine cabinet to match existing size.

44	3832 BATHROOM MIRRORS	1.00	SF	_____	_____
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One bevelled edged mirror will be placed over every bathroom vanity and will run the full length of the vanity. Mirror height will be 42". Use adhesive manufactured for this purpose and apply to sound backing.

Trade: 17 Drywall & Plaster

45	5245 DURA ROCK TUB SURROUND	1.00	SF	_____	_____
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Provide and install new durarock surround at the tub to ceiling.

Trade: 18 Ceramic Tile

46	5420 CERAMIC TUB SURROUND	1.00	SF	_____	_____
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Install 6"x 6" 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. Tiles and grout white or bone in color.

Owner to choose color of tiles white or bone in color.

47	5425 CERAMIC FLOOR TILE	1.00	SF	_____	_____
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Remove existing tile and any damaged subfloor, place as necessary to create a smooth level surface to adhere tile. Using adhesive, lay owner's choice of must be at least a grade #4 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 Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.

Install new ceramic tile floor per the manufacturer's recommendation. Install a 3" marble threshold at door. Color to be selected by owner, tile to be slip resistant.

Owner to chose tile.

Trade: 22 Plumbing

48	6901 VANITY REPLACEMENT	1.00	EA	_____	_____
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Location: 6 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Provide and install a new plywood vanity; including top with backsplash, wash bowl and single lever Moen Model # 84416 or equal to. 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.

Vanity to match existing size.

49	6945 BATHTUB--5' STEEL COMPLETE	1.00	EA	_____	_____
Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Moen Model # 82402 or equal to water saving shower head.					

50	7181 BATH--3 FIXTURE COMPLETE	1.00	EA	_____	_____
Furnish and install a new fixture set, similiar to the one removed. To include two towel racks and a toilet paper holder.					

51	7282 TOILET	1.00	MO	_____	_____
Remove the existing toilet. Install a new elongated toilet complete with new supply line and angle stop with new escutcheon. Include the removal of old toilet. Homeowner to select color of toilet, white or bone in color.					

Trade: 23 Electric

52	7670 BATHROOM LIGHT	1.00	EA	_____	_____
Provide and install (2) Project Source 4-Light Chrome Vanity Light Item # 24575 Model # FV05-009.					
Owner to choose light fixture					

53	7820 BATHROOM VENT FAN	1.00	EA	_____	_____
Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out. To be Energy star.					

Location Total: _____

Location: 7 - Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

54	3341 INTERIOR DOORS	2.00	EA	_____	_____
Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.					

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

Trade: 20 Floor Coverings

55	5902 FLOORING CARPET	1.00	SF	_____	_____
All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.					

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of 1/2" rebound, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.

Included are all closets opening in newly carpeted areas.

Trade: 23 Electric

56	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.					

Location: 7 - Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: _____

Location: 8 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
57	3341 INTERIOR DOORS	1.00	EA	_____	_____
	Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.				
	All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.				
58	3831 MEDICINE CABINET REPLACEMENT	1.00	EA	_____	_____
	Supply and install new recessed mounted mirrored medicine cabinet. Medicine cabinet to match existing size.				
59	3832 BATHROOM MIRRORS	1.00	SF	_____	_____
	One bevelled edged mirror will be placed over every bathroom vanity and will run the full length of the vanity. Mirror height will be 42". Use adhesive manufactured for this purpose and apply to sound backing.				

Trade: 17 Drywall & Plaster

60	5245 DURA ROCK TUB SURROUND	1.00	SF	_____	_____
	Provide and install new durarock surround at the tub to ceiling.				

Trade: 18 Ceramic Tile

61	5420 CERAMIC TUB SURROUND	1.00	SF	_____	_____
	Install 6"x 6" 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. Tiles and grout white or bone in color.				
	Owner to choose color of tiles white or bone in color.				
62	5425 CERAMIC FLOOR TILE	1.00	SF	_____	_____
	Remove existing tile and any damaged subfloor, place as necessary to create a smooth level surface to adhere tile. Using adhesive, lay owner's choice of must be at least a grade #4 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 Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.				

Install new ceramic tile floor per the manufacturer's recommendation. Install a 3" marble threshold at door. Color to be selected by owner, tile to be slip resistant.

Owner to chose tile.

Trade: 22 Plumbing

63	6901 VANITY REPLACEMENT	1.00	EA	_____	_____
	Provide and install a new plywood vanity; including top with backsplash, wash bowl and single lever Moen Model # 84416 or equal to. 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.				

Location: 8 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
Double sinks, double faucets					
64	6930 SHOWER--TUB--FAUCET	1.00	EA	_____	_____
Remove existing tub, faucet, tile. All penetrations of building components shall be neat, sleeved, & fire stopped. No solder containing lead shall be used in any pipe or fixture. Damage to structural members from drilling or notching shall be repaired to the acceptance of the owner and the Agency. Provide and install a new bathtub faucet, Moen, Model #82402 or equal lever handle, bath tub plumbing drain, and showerhead. Tub to be white or bone in color. Color to be selected by owner.					
65	7181 BATH--3 FIXTURE COMPLETE	1.00	EA	_____	_____
Furnish and install a new fixture set, similiar to the one removed. To include two towel racks and a toilet paper holder.					
66	7282 TOILET	1.00	MO	_____	_____
Remove the existing toilet. Install a new elongated toilet complete with new supply line and angle stop with new escutcheon. Include the removal of old toilet. Install a white, wood or plastic, top mounted toilet seat and lid.					

Trade: 23 Electric

67	7670 BATHROOM LIGHT	1.00	EA	_____	_____
Provide and install (2) Project Source 4-Light Chrome Vanity Light Item # 24575 Model # FV05-009.					
68	7820 BATHROOM VENT FAN	1.00	EA	_____	_____
Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out. To be Energy star.					

Location Total: _____**Location: 9 - Bedroom 2**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
69	3341 INTERIOR DOORS	2.00	EA	_____	_____
Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.					
All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.					
Trade: 20 Floor Coverings					
70	5902 FLOORING CARPET	1.00	SF	_____	_____
All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.					
After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of ½" rebond, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.					
Included are all closets opening in newly carpeted areas.					

Trade: 23 Electric

71	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.					
Closet					

Location Total: _____

Location: 10 - Bedroom 3

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

72	3341 INTERIOR DOORS	2.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

1 bedroom door and double closet doors.

Trade: 20 Floor Coverings

73	5902 FLOORING CARPET	1.00	SF	_____	_____
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All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of ½" rebond, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.

Included are all closets opening in newly carpeted areas.

Trade: 23 Electric

74	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
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Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.

Closet

Location Total: _____**Location: 11 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

75	105 ALLOWANCE (FANS AND LIGHTS)	1.00	DY	_____	_____
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Allowance needed for ceiling fans and light fixtures.

4 ceiling fans (1 ceiling fan per bedroom and 1 living room)

2 hanging chandeliers (1 in the dining room and 1 in breakfast nook)

(Allowance for light fixtures and 4 ceiling fans is \$1,100.00)

Trade: 9 Environmental Rehab

76	9422 **WINDOW TREATMENTS ALLOWANCE	1.00	LF	_____	_____
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Replace all mini blinds and wood flux blinds to match existing

Trade: 10 Carpentry

77	2407 BASEBOARD--COLONIAL	1.00	LF	_____	_____
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Install finger jointed colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.

Primed and two coats of satin finish paint

Entire house

To include all trim work around front and back door

Location: 11 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
78	2795 WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly. At this you are bidding on repairing six broken window panes.	1.00	EA	_____	_____
79	2802 WINDOW SILL REPLACEMENT--MARBLE Dispose of window sill and replace with white 1/2" marble. All windows	1.00	EA	_____	_____
80	3785 SHELVING-VINYL BEDROOM CLOSETS / A/C CLOSET/ LAUNDRY Provide and install new white metal vented shelving with built in hang rod. Contractor to verify length of shelving needed. All bedrooms, foyer closet, upstairs hallway closet, A/C closet and Laundry.	1.00	LF	_____	_____
81	3800 SHELVING VINYL PANTRY, HALL CLOSET Provide and install new white metal vented shelving. Pantry and upstairs Hall Closet to receive four metal vented shelves.	1.00	SF	_____	_____
82	4115 FLOOR--DECK,SUBFLOOR, VINYL Dispose of existing floor covering and underlayment. Repair subfloor and joists to level floor. Entire House	1.00	SF	_____	_____

Trade: 17 Drywall & Plaster

83	5202 DRYWALL--GENERAL ENTIRE HOUSE Hang, tape and 3 coast 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. Entire House To include front porch ceiling	1.00	GR	_____	_____
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Trade: 19 Paint & Wallpaper

84	5452 PAINTING INTERIOR GENERAL REQUIREMENTS All paint to be lead free. All surfaces clean/dry. Remove loose, blistered, scaling, deteriorated paint. Secure loose materials, set nails, fill holes, dents & cracks. Remove all deteriorated glazing compound & reglaze. Paint when temp is from 40-100 deg. No show-through, runs, sags or brush marks. All unpainted hardware to be paint free. No windows shall be painted shut. Remove ALL paint from glass, inside and out. All painted surfaces will have one coat of primer/sealer and two coat of finish paint. Paint must be low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat paint 150 grams per liter or less for non-flat paint). Interior paint should have a 25 year minimum manufacturer's warranty. Entire House Colors to match existing colors	1.00	EA	_____	_____
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Location Total: _____

Location: 12 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
85	2501 **INTERIOR STAIRS & HANDRAILS**	1.00	LF	_____	_____

Location: 12 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Provide and install new wood stained light oak color handrails in stairwell. Include new chrome in color brackets. Installed to flooring building code.

86	3341 INTERIOR DOORS	1.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

Trade: 20 Floor Coverings

87	5902 FLOORING CARPET	1.00	SF	_____	_____
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All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of ½" rebond, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.

Included are all closets opening in newly carpeted areas.

Trade: 23 Electric

88	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
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Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.

Trade: 1600 Electrical (CSI)

89	C16600 RECESSED LIGHTING	3.00	AL	_____	_____
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Provide and install (3) recessed lights.

Stairwell and upstairs

Location Total: _____**Location: 13 - Utility Room**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

90	6415 DRYER VENT	1.00	EA	_____	_____
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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.

Trade: 22 Plumbing

91	7120 DRIPLESS CENTER--WASHER HOOK UP	1.00	EA	_____	_____
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Provide and install new PVC stand pipe, hot and cold hose bibbs, and a new washing machine outlet box.

Trade: 23 Electric

92	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
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Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.

Location Total: _____

Location: 14 - Bedroom 4

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

93	3341 INTERIOR DOORS	2.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

1 bedroom door and double closet doors.

Trade: 20 Floor Coverings

94	5902 FLOORING CARPET	1.00	SF	_____	_____
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All interior carpeting shall be FHA approved. All subfloors and underlayment's shall be well secured, dry, clean, level, and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of 1/2" rebond, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation.

Included are all closets opening in newly carpeted areas.

Trade: 23 Electric

95	7735 LIGHT FIXTURE REPLACEMENT	1.00	EA	_____	_____
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Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.

Closet

Location Total: _____

Location: 15 - 1/2 Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

96	3341 INTERIOR DOORS	1.00	EA	_____	_____
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Furnish and install a new pre hung door, frame, trim, door stop and lever lockset to match existing doors in the house.

All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.

97	3831 MEDICINE CABINET REPLACEMENT	1.00	EA	_____	_____
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Supply and install new recessed mounted mirrored medicine cabinet. Medicine cabinet to match existing size.

98	3832 BATHROOM MIRRORS	1.00	SF	_____	_____
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One bevelled edged mirror will be placed over every bathroom vanity and will run the full length of the vanity. Mirror height will be 42". Use adhesive manufactured for this purpose and apply to sound backing.

Trade: 18 Ceramic Tile

99	5425 CERAMIC FLOOR TILE	1.00	SF	_____	_____
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Remove existing tile and any damaged subfloor, place as necessary to create a smooth level surface to adhere tile. Using adhesive, lay owner's choice of must be at least a grade #4 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 Grout. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.

Install new ceramic tile floor per the manufacturer's recommendation. Install a 3" marble threshold at door. Color to be selected by owner, tile to be slip resistant.

Address: 2414 E 31st. Street

Unit: 2414 E 31st Street

Location: 15 - 1/2 Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 18 Ceramic Tile

Owner to chose tile.

Trade: 22 Plumbing

100	6901 VANITY REPLACEMENT	1.00	EA	_____	_____
	Provide and install a new plywood vanity; including top with backsplash, wash bowl and single lever Moen Model # 84416 or equal to. 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.				
101	7181 BATH--2 FIXTURE COMPLETE	1.00	EA	_____	_____
	Furnish and install a new fixture set, similiar to the one removed. To include one towel rack and a toilet paper holder.				
102	7282 TOILET	1.00	MO	_____	_____
	Remove the existing toilet. Install a new elongated toilet complete with new supply line and angle stop with new escutcheon. Include the removal of old toilet. Install a white, wood or plastic, top mounted toilet seat and lid.				

Trade: 23 Electric

103	7670 BATHROOM LIGHT	1.00	EA	_____	_____
	Provide and install (2) Project Source 4-Light Chrome Vanity Light Item # 24575 Model # FV05-009.				
104	7820 BATHROOM VENT FAN	1.00	EA	_____	_____
	Install a ceiling or through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 60CFM at 60 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out. To be Energy star.				

Location Total: _____

Unit Total for 2414 E 31st. Street, Unit 2414 E 31st Street: _____

Address Grand Total for 2414 E 31st. Street: _____

Bidder: _____