



SPECS BY LOCATION

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

11/6/2017

Address: 17152 W Beddingfield Drive **Unit: Unit 01**

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

1	90 1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment. All original warranties to be turned in to homeowner in a bound package. Copy of all warranties to be turned in to the City of Tampa at the completion of the job.	1.00	DU	_____	_____
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2	120 FINAL CLEAN 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.	1.00	RM	_____	_____
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Trade: 23 Electric

3	7810 SMOKE DETECTOR--HARD WIRED--BATTERY BACK-UP Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box with battery back-up.	5.00	EA	_____	_____
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Trade: 24 Extermination

4	8305 EXTERMINATE TERMITES House to be fumigated 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.	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
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Trade: 10 Carpentry

5	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.	3.00	EA	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 15 Roofing

6	4502	FLAT ROOF REPLACEMENT	1.00	SQ	_____	_____
<p>Remove the existing roofing materials at dead level flat roof areas. Replace any deteriorated wood framing and sheathing. Re-sheath and install new built-up roof. The secondary water barrier is peel and stick. Flashing installed as required to pitched roof areas. Re-nail the roof deck to code. Two sheets or 64 sq.ft. of 1/2" cdx wood or matching thickness or material to be included in the bid.</p> <p>Furnish and install Liberty or equal 90# roll roofing peel and stick, in lieu of torch down roll roofing. Secondary water barrier to be peel and stick.</p> <p>Must notify the HQS at the time of roof installation so pictures of bare wood and water barrier installation, can be taken to verify compliance of specifications. Failure to notify could result in the roofing being rejected.</p> <p>Remove all areas of rotted, decayed fascia and soffit. Replace all rotted wood removed with new pressure treated wood. Caulk over joints.</p> <p>Tarp to be placed around house to catch debris, nails, etc.</p>						
7	4580	ROOF REPLACEMENT	1.00	SQ	_____	_____
<p>Remove and dispose of all roofing & defective sheathing. If applicable, remove the chimney to at least 6" below the roof line. Install a permanent cap on remaining portion of chimney. Re-sheath hole where chimney is removed. Cut a 1" wide vent at ridge board. Secondary water barrier Peel and Stick) provided as required by section 201.2. All associated mitigation is in compliance with the Hurricane Mitigation Retrofit Manual (Based on 553.844 F.S). Install preformed white or brown aluminum, drip edge, and vent pipe boots. All shingles will be a 30 year architectural, fiberglass / asphalt UL Class A Fire Rated, pass UL 1997 110 mph wind load with a minimum 30 year warranty with a 15 year algae/ mildew resistant warranty. Drip edge will have a minimum width of two-inches and be constructed of either galvanized or aluminum. Replace all flashing. Install shingle-over ridge vent. Roof deck attachment and fasteners strengthened and corrected as required by Section 201.01. Color of shingles to be gray.Eight sheets or 64 sq.ft. of 1/2" CDX wood or matching thickness or material to be included in the bid.</p> <p>Must notify the HQS at the time of roof installation so pictures of bare wood and water barrier installation, can be taken to verify compliance of specifications. Failure to notify could result in the roofing being rejected.</p> <p>Remove all areas of rotted, decayed fascia and soffit. Replace all rotted wood removed with new pressure treated wood. Provide all new wood where missing on fascia. Caulk over</p>						

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

joints.

Enclose all soffit with vented aluminum baked finish or vinyl and enclose all fascia boards with new aluminum baked finish or vinyl. Soffit and fascia to be white or bronze.

Carpentry repair where flat roof meets the shingled roof.

Trees to be trimmed within 8' of roof line.

On jobs that require a new roof, the roof will be done first before any other work.

All roof jobs will require a Uniform Mitigation Verification Inspection Form for insurance purposes.

Tarp to be placed around house to catch debris, nails, etc.

Trade: 16 Conservation

8	4835	CAULK--EXTERIOR	1.00	EA	_____	_____
Caulk in dryer vent at back of house.						

Location Total: _____

Location: 3 - Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

9	5210	DRYWALL--PATCH--LARGE	2.00	SF	_____	_____
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. Texture to match existing.

Prior to installation of drywall contractor to spray truss lumber with a 10% bleach solution.

Two Bedrooms.

Location Total: _____

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

10	5210	DRYWALL--PATCH--LARGE	1.00	SF	_____	_____
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Cut back defective gypsum to expose half of the studs on each

Address: 17152 W Bedingfield Drive

Unit: Unit 01

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. Texture to match existing.

Prior to installation of drywall contractor to spray truss lumber with a 10% bleach solution.

Location Total: _____

Unit Total for 17152 W Bedingfield Drive, Unit Unit 01: _____

Address Grand Total for 17152 W Bedingfield Drive: _____

Bidder: _____