



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

# Specs By Location

3/31/2017

Owner's Name

Owner's Phone #

**Address: 2132 W Walnut Street** **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	<b>10</b>	<b>OWNER ACCEPTS SCOPE OF WORK</b> 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	<b>14</b>	<b>CONTRACTOR ACCEPTS SCOPE OF WORK</b> 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	<b>31</b>	<b>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	_____	_____
4	<b>32</b>	<b>SUBSTITUTION APPROVAL PROCESS</b> 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	<b>35</b>	<b>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	_____	_____
6	<b>40</b>	<b>ALL PERMITS REQUIRED</b>	1.00	AL	_____	_____

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>				
	Contractor shall apply for and get all permits necessary for all Scope of Work Write Up (SWWU).				
7	<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	_____	_____
8	<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	_____	_____
9	<b>75 STANDARD SPEC/GENERAL CONDITIONS</b> The contractor by submission of a proposal, agrees to comply with all applicable conditions listed in the Standard Specification.  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.	1.00	GR	_____	_____
10	<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. 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	_____	_____
11	<b>120 FINAL CLEAN</b> 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	_____	_____
12	<b>9008 ENVIRONMENTAL REHAB--RRP REQUIREMENTS</b> 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.	1.00	GR	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
13	<b>7811 SMOKE DETECTORS</b> Install a UL approved, ceiling mounted smoke/carbon and heat	5.00	EA	_____	_____

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Trade: 23 Electric

detector permanently wired into a receptacle box with battery back-up and interconnected with all other smoke detectors in the unit. To bring up to code.

Trade: 24 Extermination

14	8305	<b>EXTERMINATE TERMITES</b>	1.00	DU	_____	_____
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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.

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

Location: 2 - Exterior

Approx. Wall SF: 0

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

15	2480	<b>WATER HEATER SHED</b>	1.00	LF	_____	_____
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Provide and install new 11" in concrete blocks under water heater. Include any adjustments to water line, power line and gas line.

16	2540	<b>STAIRCASE--EXTERIOR REPLACEMENT</b>	1.00	EA	_____	_____
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Dispose of entire staircase. Provide and install new 2" x 12" pressure treated pine stringers and 5/4" pine stepping stock treads and wood handrails on both sides of the steps. Install steps on a concrete footer to code.

17	3150	<b>DOOR--EXTERIOR paneled</b>	2.00	EA	_____	_____
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All exterior doors to be 6 panel fiberglass specified to be replaced shall have composite jams and be complete with new hardware and new lever lockset using Kwikset or equal. All doors shall be installed in a new, approved frame complete with stops, weather-stripping, composite jambs, etc. After trimming and fitting of the door, all edges shall receive the same finish as the sides of the door. A door bumper and threshold are included on all exterior doors.

All exterior doors shall have a one (1") inch throw dead bolt, single cylinder, thumb-screw/key operated inside. Dead bolt and lockset shall be keyed alike. Exterior doors shall be wind-loaded and installed to meet code. Deadbolt striker plates to be installed with 2" steel screws.

All thresholds shall be caulked to ensure protection from water intrusion per the manufacturer's installation instructions.

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

Peep hole- front door only to be added appropriate to

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	homeowner's requirement. Install Front and back door				
<b>Trade: 15</b>	<b>Roofing</b>				
18	<b>4580 ROOF REPLACEMENT</b>	1.00	SQ		
	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. Resheath 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 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 or black. Homeowner to pick color. Two sheets or 64 sq.ft. of 1/2" CDX wood or matching thickness or material to be included in the bid.				
	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.				
	Remove all areas of rotted, decayed fascia and soffit. Replace all rotted wood removed with new pressure treated wood. Caulk over joints.				
	Remove all gutters an down spouts, haul to dump.				
<b>Trade: 21</b>	<b>HVAC</b>				
19	<b>6180 HVAC REPLACEMENT</b>	1.00	EA		
	Replace existing air conditioner with a new central heating and air conditioning system complete with all new 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.				
	Cap gas line off to code. Contractor responsible for modifying size of closet, if need be, to fit new air handler,				

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Unit: Unit 01

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

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

Location: 3 - Bathroom

Approx. Wall SF: 0

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

20	<b>5210 DRYWALL--PATCH--LARGE</b>	1.00	SF	_____	_____
	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.				
	Area to repair over the shower 4x8.				

Trade: 22	Plumbing				
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21	<b>6933 SHOWER FAUCET ONLY</b>	1.00	EA	_____	_____
	Remove existing faucet. 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 HQS. Provide and install a new faucet, Moen, Model #82402 or equal lever handle. Faucets to be lever handle and to include shower wand on slide bar, and showerhead.				

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

Location: 4 - Hall

Approx. Wall SF: 0

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

22	<b>5210 DRYWALL--PATCH--LARGE</b>	1.00	SF	_____	_____
	Provide and install new attic access panel. Texture to match existing. Re-fasten all trim around access panel.				

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

Unit Total for 2132 W Walnut Street, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 2132 W Walnut Street: \_\_\_\_\_

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