



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

# Specs By Location

5/24/2017

Owner's Name

Owner's Phone #

Address: 2404 E 31st Avenue

Unit: 2404 E 31st Avenue

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>10 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 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 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 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 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 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 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, and the General Conditions of the 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.	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	_____	_____
<b>Trade: 24 Extermination</b>					
12	<b>8305 EXTERMINATE TERMITES</b> House to be spray 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.	1.00	DU	_____	_____

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

Location: 2 - Demo

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 2 - Demo

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
13	<b>735 DEMOLITION INTERIOR</b> 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. Area to include garage.  Complete demolition down to the studs.  Existing window sills to remain	1.00	EA	_____	_____
<b>Trade: 9 Environmental Rehab</b>					
14	<b>9007 CLEANING</b> 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. 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.	1.00	SF	_____	_____
15	<b>9129 CLEARANCE</b> Contractor will contact GLE once the remediation, cleaning and	1.00	SF	_____	_____

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

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

16 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.

17 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.

18 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

19 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

20 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

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	<b>Electric</b>				
	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.				
	Area to include rewire of garage. All wires below 8 ft. to be installed in conduit to Building Code. Include a new garage operator compatible with the new door. (Include remotes and pad.) Include a new 4' energy efficient fluorescent fixture with light diffuser.				
	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.				
<b>Location Total:</b>					_____

Location: 4 - Living/Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
21	<b>3120 DOOR--REPLACE ENTRANCE HARDWARE</b> 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.	1.00	EA	_____	_____
22	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stops Foyer closet	1.00	EA	_____	_____
23	<b>3365 DOOR- LOUVERED WOOD</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stops A/C closet	1.00	EA	_____	_____

Location: 4 - Living/Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 18 Ceramic Tile</b>					
24	<b>5425 CERAMIC FLOOR TILE</b> 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: 8x8 Foyer area Foyer closet A/C closet	1.00	SF	_____	_____
<b>Trade: 20 Floor Coverings</b>					
25	<b>5902 FLOORING CARPET</b> 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.	1.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
26	<b>7085 WATER HEATER--40 GAL. ELECTRIC</b> 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.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					

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

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
27	<b>7735 LIGHT FIXTURE REPLACEMENT</b> 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	2.00	EA	_____	_____

**Location Total:** \_\_\_\_\_**Location: 5 - Kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
28	<b>3120 DOOR--REPLACE ENTRANCE HARDWARE</b> 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.	1.00	EA	_____	_____
29	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stops Pantry	1.00	EA	_____	_____
30	<b>3715 CABINETS - REPLACE</b> 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.	1.00	LF	_____	_____

**Trade: 18 Ceramic Tile**

31	<b>5425 CERAMIC FLOOR TILE</b> 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	1.00	SF	_____	_____
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Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 18</b>	<b>Ceramic Tile</b>				
	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.				
<b>Trade: 22</b>	<b>Plumbing</b>				
32	<b>6820 HANSON VALVE</b> Provide and install a new Hanson type shut off valve.	1.00	EA	_____	_____
33	<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, 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.	1.00	EA	_____	_____
<b>Trade: 23</b>	<b>Electric</b>				
34	<b>7740 LIGHT FIXTURE AND SWITCH</b> Provide and install a new 4' energy efficient fluorescent fixture with light diffuser.	1.00	EA	_____	_____
35	<b>7840 RANGE HOOD--RECIRCULATING</b> 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).	1.00	EA	_____	_____
36	<b>7845 GARBAGE DISPOSAL AND CIRCUIT</b> 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.	1.00	EA	_____	_____
<b>Trade: 25</b>	<b>Appliances</b>				
37	<b>8435 ELECTRIC STOVE TOP 30"</b> Remove old stove top. Install a 30" wide, four burner, electric stove top unit. All appliances to be the same color and brand.	1.00	EA	_____	_____
38	<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. 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	1.00	EA	_____	_____



**Location: 5 - Kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 25</b>	<b>Appliances</b>				
	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.				
39	<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. All appliances to be the same color and brand.	1.00	EA	_____	_____
40	<b>8491 DISHWASHER--2 CYCLE--ENERGY STAR</b> 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.	1.00	EA	_____	_____
<b>Location Total:</b>				_____	_____

**Location: 6 - Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
41	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stop	1.00	EA	_____	_____
42	<b>3831 MEDICINE CABINET</b> Supply and install new recessed mounted mirrored medicine cabinet. Medicine cabinet to match existing size.	1.00	EA	_____	_____
43	<b>3832 BATHROOM MIRRORS</b> 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.	1.00	SF	_____	_____
<b>Trade: 18</b>	<b>Ceramic Tile</b>				
44	<b>5420 CERAMIC TUB SURROUND</b> 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.	1.00	SF	_____	_____

Location: 6 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 18 Ceramic Tile</b>					
	Owner to choose color of tiles white or bone in color.				
45	<b>5425 CERAMIC FLOOR TILE</b> 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.	1.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
46	<b>6901 VANITY REPLACEMENT</b> 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.	1.00	EA	_____	_____
47	<b>6945 RE-INSTALL TUB</b> Install a new lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Moen Model # 82402 or equal to water saving shower head.  Safely remove existing tub and store in a safe location. Re-install later.	1.00	EA	_____	_____
48	<b>7181 BATH--3 FIXTURE COMPLETE</b> Furnish and install a new fixture set, similiar to the one removed. To include two towel racks and a toilet paper holder.	1.00	EA	_____	_____
49	<b>7282 TOILET</b> Remove the existing toilet and store in a safe location. Re-install at a later date. Provide and install new wax ring, toilet bolts, supply line, and angle stop with new escutcheon.	1.00	MO	_____	_____
<b>Trade: 23 Electric</b>					
50	<b>7670 BATHROOM LIGHT</b> Provide and install (2) Project Source 4-Light Chrome Vanity	1.00	EA	_____	_____

**Location: 6 - Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				
	Light Item # 24575 Model # FV05-009. Owner to choose light fixture				
51	<b>7820 BATHROOM VENT FAN</b> 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.	1.00	EA	_____	_____

**Location Total:** \_\_\_\_\_**Location: 7 - Bedroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
52	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stop	2.00	EA	_____	_____
<b>Trade: 20</b>	<b>Floor Coverings</b>				
53	<b>5902 FLOORING CARPET</b> 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.	1.00	SF	_____	_____

**Trade: 23 Electric**

54	<b>7735 LIGHT FIXTURE REPLACEMENT</b> 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	1.00	EA	_____	_____
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Location Total: \_\_\_\_\_

Location: 8 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
55	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stop	1.00	EA	_____	_____
56	<b>3831 MEDICINE CABINET REPLACEMENT</b> Supply and install new recessed mounted mirrored medicine cabinet. Medicine cabinet to match existing size.	1.00	EA	_____	_____
57	<b>3832 BATHROOM MIRRORS</b> 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.	1.00	SF	_____	_____
<b>Trade: 18 Ceramic Tile</b>					
58	<b>5420 CERAMIC TUB SURROUND</b> 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.	1.00	SF	_____	_____
59	<b>5425 CERAMIC FLOOR TILE</b> 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.	1.00	SF	_____	_____
<b>Trade: 22 Plumbing</b>					
60	<b>6901 VANITY REPLACEMENT</b>	1.00	EA	_____	_____

Location: 8 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
	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.				
61	<b>6945 RE-INSTALL TUB</b> Install a new lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Moen Model # 82402 or equal to water saving shower head.  Safely remove existing tub and store in a safe location. Re-install later.	1.00	EA	_____	_____
62	<b>7181 BATH--3 FIXTURE COMPLETE</b> Furnish and install a new fixture set, similiar to the one removed. To include two towel racks and a toilet paper holder.	1.00	EA	_____	_____
63	<b>7282 TOILET</b> Remove the existing toilet and store in a safe location. Re-install at a later date.  Provide and install new wax ring, toilet bolts, supply line, and angle stop with new escutcheon.	1.00	MO	_____	_____

Trade: 23 Electric

64	<b>7670 BATHROOM LIGHT</b> Provide and install (2) Project Source 4-Light Chrome Vanity Light Item # 24575 Model # FV05-009.	1.00	EA	_____	_____
65	<b>7820 BATHROOM VENT FAN</b> 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.	1.00	EA	_____	_____

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

Location: 9 - Bedroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
66	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stop	2.00	EA	_____	_____

Location: 9 - Bedroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 20 Floor Coverings

67	5902	<b>FLOORING CARPET</b>	1.00	SF	_____	_____
<p>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.</p> <p>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.</p> <p>Included are all closets opening in newly carpeted areas.</p>						

Trade: 23 Electric

68	7735	<b>LIGHT FIXTURE REPLACEMENT</b>	1.00	EA	_____	_____
<p>Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.</p> <p>Closet</p>						

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

Location: 10 - Bedroom 3

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

69	3341	<b>INTERIOR DOORS</b>	2.00	EA	_____	_____
<p>Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.</p> <p>All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.</p> <p>Provide and install new door stop</p> <p>1 bedroom door and double closet doors.</p>						

Trade: 20 Floor Coverings

70	5902	<b>FLOORING CARPET</b>	1.00	SF	_____	_____
<p>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.</p>						

Location: 10 - Bedroom 3

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	<b>Floor Coverings</b>				

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**

71	7735	<b>LIGHT FIXTURE REPLACEMENT</b>	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: 11 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				

72	105	<b>ALLOWANCE (FANS AND LIGHTS)</b>	1.00	DY		
		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**

73	9422	<b>**WINDOW TREATMENTS**</b>	1.00	LF		
		Replace all mini blinds or wood flux blinds Allowance for this item will be \$800				

Trade: 10 **Carpentry**

74	2407	<b>BASEBOARD--COLONIAL</b>	1.00	LF		
		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

Location: 11 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
75	<b>3785      SHELVING-VINYL BEDROOM CLOSETS / A/C CLOSET/ LAUNDRY</b> 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	_____	_____
76	<b>3800      SHELVING VINYL PANTRY, HALL CLOSET</b> Provide and install new white metal vented shelving. Pantry and upstairs Hall Closet to receive four metal vented shelves.	1.00	SF	_____	_____
77	<b>4115      FLOOR--DECK,SUBFLOOR, VINYL</b> Dispose of existing floor covering and underlayment. Repair subfloor and joists to level floor. Install new sub-floor (size to match existing), metal edge strips in doorways and baseboard around perimeter. Entire House	1.00	SF	_____	_____

**Trade: 17      Drywall & Plaster**

78	<b>5202      DRYWALL--GENERAL ENTIRE HOUSE</b> 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	1.00	GR	_____	_____
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**Trade: 19      Paint & Wallpaper**

79	<b>5452      PAINTING INTERIOR GENERAL REQUIREMENTS</b> 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. Colors to match existing color. Entire House.	1.00	EA	_____	_____
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**Location Total:** \_\_\_\_\_

Location: 12 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0



Location: 12 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
80	<b>2501 **INTERIOR STAIRS &amp; HANDRAILS**</b> Provide and install new wood stained light oak color handrails in stairwell. Include new chrome in color brackets. Installed to flooring building code.	1.00	LF	_____	_____
81	<b>3341 INTERIOR DOORS</b> Remove door, door knob, and hinges. Leave door frame in place, store door in a safe location and re-install later.  All doors to be primed painted, including the top and bottom, with two (2) coats of semi-gloss paint.  Provide and install new door stop	1.00	EA	_____	_____
<b>Trade: 20 Floor Coverings</b>					
82	<b>5902 FLOORING CARPET</b> 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.	1.00	SF	_____	_____
<b>Trade: 23 Electric</b>					
83	<b>7735 LIGHT FIXTURE REPLACEMENT</b> Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.	1.00	EA	_____	_____
<b>Trade: 1600 Electrical (CSI)</b>					
84	<b>C16600 RECESSED LIGHTING</b> Provide and install (3) recessed lights. Stairwell and upstairs	3.00	AL	_____	_____
<b>Location Total:</b>					_____

Location: 13 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 2404 E 31st Avenue

Unit: 2404 E 31st Avenue

Location: 13 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21 HVAC</b>					
85	<b>6415 DRYER VENT</b> Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. <a href="http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571">http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571</a> . 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.	1.00	EA	_____	_____
<b>Trade: 22 Plumbing</b>					
86	<b>7120 DRIPLESS CENTER--WASHER HOOK UP</b> Provide and install new PVC stand pipe, hot and cold hose bibbs, and a new washing machine outlet box.	1.00	EA	_____	_____
<b>Trade: 23 Electric</b>					
87	<b>7735 LIGHT FIXTURE REPLACEMENT</b> Install a ceiling mounted Energy star, UL approved, 2 bulb light fixture controlled by a switch located at the strike side of the door.	1.00	EA	_____	_____

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

Unit Total for 2404 E 31st Avenue, Unit 2404 E 31st Avenue: \_\_\_\_\_

Address Grand Total for 2404 E 31st Avenue: \_\_\_\_\_

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