



SPECS BY LOCATION

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

5/11/2018

Address: 2606 W Comanche Avenue	Unit: Unit 01
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Location: 1 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

1	2765 WINDOWS--GENERAL REQUIREMENTS Replace front window and trim. Paint to match.	1.00	GR	_____	_____
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2	3150 DOOR--EXTERIOR	1.00	EA	_____	_____
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All exterior doors to be 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 to be added appropriate to homeowner's requirement for front door only.

Trade: 15 Roofing

3	4580 ROOF REPLACEMENT	1.00	SQ	_____	_____
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Remove and dispose of all roofing & defective sheathing (bid to include all new 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.

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Color of shingles to be gray. There is a \$1000 allowance for rafters and wood replacement material to be included in the bid. It is understood that there will be no change order unless substantial roof damage other than sheathing is identified during the bare wood inspection.

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. Contractors are to monitor weather so as not to expose a bare roof to the elements. During inclement weather (rain) exposed roofs are to be covered with a tarp sufficient to avoid water damage to the home.

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 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.

Trees to be trimmed within 8' of roof line (if applicable).

On jobs that require a new roof, the roof will be done first before any other work. HQS must be notified of start date of roof replacement to pre-schedule inspection. Roof projects are not to be started on a day that will not allow 24 hour notice of the need for an HQS inspection.

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.

Location Total: _____

Location: 2 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

4	7610	WATER HEATER	1.00	EA	_____	_____
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All wiring should be safely secured behind the water heaters designated electrical panel covers to reduce the risk of shock. If current electrical panel cannot accommodate the wiring, install dedicated 240V 40A electrical circuit. Place, align and secure unit.

Trade: 1500 Mechanical (CSI)

5	C15100	PLUMBING PIPE	1.00	AL	_____	_____
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Location: 2 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1500 Mechanical (CSI)

Measure, cut and fit drain pipe to P trap and existing rough-in drain connection.

Location Total: _____

Location: 3 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6	6185	HVAC--REPLACEMENT TO INCLUDE DUCTWORK	1.00	EA	_____	_____
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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 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.

Trade: 23 Electric

7	7811	SMOKE DETECTORS	4.00	EA	_____	_____
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Install a 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. To bring up to code.

Location Total: _____

Location: 4 - 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

8	5210	DRYWALL--PATCH--LARGE	1.00	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. Paint to match existing.

Location Total: _____

Unit Total for 2606 W Comanche Avenue, Unit Unit 01: _____

Address Grand Total for 2606 W Comanche Avenue: _____

Bidder: _____