



SPECS BY LOCATION

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

5/11/2018

Address: 8611 N 28th Street	Unit: Unit 01
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Location: 1 - General Requirements	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: 23 Electric

1	7811	SMOKE DETECTORS	4.00	EA	_____	_____
<p>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.</p>						

Location Total: _____

Location: 2 - 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: 15 Roofing

2	4580	ROOF REPLACEMENT	1.00	SQ	_____	_____
<p>Remove and dispose of all roofing & defective sheathing (bid to included 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. 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.</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. 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.

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

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.

Front porch roof has framing damage. This is a ledger type attachment and rafter replacement in utility room. Permitting will need a complete drawing of the items that will be installed and/or replaced and must match what is there, including a layout with rafter spans and spacing, and all attachments from the contractors.

Trade: 21 HVAC

3	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.

Location Total: _____

Location: 3 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

4	2980	WINDOW	1.00	EA	_____	_____
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Replace window in utility room. Vinyl window, double pane to include fasteners, flashing, drip cap, perimeter foam insulation and exterior caulking.

Location: 3 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 17	Drywall & Plaster				
5	5204 DRYWALL REPAIRS Repair or replace ceilings throughout the house. Approximately 900 sq. ft.	1.00	EA	_____	_____

Trade: 20	Floor Coverings				
6	5905 FLOORING LAMINATE 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 laminate flooring per the manufacturer's instructions. The installation shall be in an approved manner. All tack strips, metal accessories, etc, are included in this specification. The laminate shall be first quality, no seconds will be accepted. Product documentation will be provided by the contractor prior to installation. Approximately 300 sq ft.	1.00	SF	_____	_____

Trade: 22	Plumbing				
7	7085 WATER HEATER--40 GAL. ELECTRIC Dispose of water heater in legal dump. Install a 40 gallon, 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.	1.00	EA	_____	_____

Location Total: _____

Unit Total for 8611 N 28th Street, Unit Unit 01: _____

Address Grand Total for 8611 N 28th Street: _____

Bidder: _____