

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

\$ _____

Group Exterior

4 Windows:

Remove and replace all windows with new vinyl thermal break units. Installation to include cutting back existing siding to expose window flanges, complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new 1" thick pre-primed hardboard exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors. **Window in main bath to be reduced to approx. one existing height.**

It is the contractor's responsibility to verify size, type, tempering requirements, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. Satisfactory documentation of compliance with this specification must be submitted to the Housing Division prior to authorization of payment.

\$ _____

5 Siding

Replace lower two courses of siding where damage on south, east, and west sides. Replace approx. 9 courses on cantilevered upper level of south side and on slope side above kitchen sliding door.

\$ _____

6 Back stoop

Remove damaged backconcrete stoop and replace with level stoop raised to door threshold and add 2-3 steps with max. of 4 inch risers to ground level.

\$ _____

Work Description

7 Painting

Repaint exterior siding and trim. Two coats of owner selected. One color for body and one color for trim. Remove unnecessary cables, nails staples, etc. Caulk all trim and patch any holes. SW A100 or equal.

\$ _____

8 Regrade

Slope ground under deck in back yard and adjust downspout with extensions to get away from house

\$ _____

9 Gutters and Downspouts

Install 5 inch gutters, pre painted. Owner to select from standard color. Include splash blocks and extensions to get water away from foundation.

\$ _____

10 Sliding Door

Replace with white vinyl sliding door, energy star rated.

\$ _____

11 Storm Door

Install larson or equal storm door at entry.

\$ _____

13 Fascia and Soffit Repair

Replace damaged fascia over garage door and patch soffit in SE corner of upper level.

\$ _____

Group Kitchen

14 Demo

Remove cabinets (owner wants to keep upper cabs for garage) and countertops. Owner wants existing refrig moved to garage. but remove other appliances.

\$ _____

15 Upper Cabs

Install 30 inch builders grade cabinets. Owner to select stain color. Add 6 feet of cab against wall next to slider

\$ _____

16 Base Cabinets

Install builders grade but include drawer bases and slide out shelving for easier access for disabled homeowner. Submit drawings to RO for approval. Add 6 feet of 12 inch deep upper cabinets (36 inch height) next to slider. Install on 4 inch build up base and trim out on all four sides for finish look.. Apply veneer to back side and sides (if needed) of these upper cabinets for finish look from lower den.

\$ _____

17 Carpentry: Countertops

Install high pressure laminate countertops with integral 4" backsplash and molded front edge. Owner to select from standard colors. Add 12-14 inch inch by 6 ft counter next to slider, **all edges finished, no backsplash.**

\$ _____

Work Description

18 Electrical: Kitchen Receptacles

Replace existing Kitchen countertop receptacles with GFCI protected devices and install (1) new GFCI protected receptacle at standard height to the right of the range. Add another breaker or circuit -owner complains of tripping breaker.

\$ _____

19 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless Elkay or eq 4 hole 3222 and Delta or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include 1/2 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

20 Appliances:

Replace refrigerator with energy star rated unit.
Replace range with 30" electric free-standing unit ..

Replace range hood with 30" Broan or eq .

Replace dishwasher. Owner to select appliances
Bids to include \$2600 allowance for appliances only, including sales tax.

Base bid to include removal and disposal of existing range, range hood, and refrigerator (**owner wants old refrig. put in garage**), as well as delivery and installation of new range, range hood, and refrigerator.

\$ _____

21 Sheet Vinyl Flooring:

Install sheet vinyl flooring at Kitchen, Breakfast nook. Installation to include removal and replacement of existing base with like material, or installation of matching shoe mould with related finishes.

Minimum specifications:
ilder grade with felt backing
imum thickness: .070 in
ear limited warranty
ID/FHA approved
mer to select from standard colors.II.

\$ _____

Group Bath up

22 Demo

Remove **surround**, tub, valve,toilet vanity, top and sink.

\$ _____

23 Reframe Window

Unit to be reduced to half its height approx. Trim out exterior siding.

\$ _____

24 Cement Board/WP drywall

Add backer material for grab bars. Reinsulate wall if needed. Add cement board to surround.

\$ _____

Work Description

25 Plumbing: Shower Mixer with Handheld

Replace tub/shower valves with single-handle mixer in chrome .Substitute adjustable hand-held shower mounted on 24" slide bar for fixed head. Fixture must meet the following criteria: ADA compliant, EPA Water-Sense certified, Anti-scald guard and pressure balancing features

\$ _____

26 Vanity and Top

Install 36 inch vanity with cultured marble or granite composite top with integral bowl, chrome faucet, replace shutoffs and p traps and supplies. Allow owner \$550 to pick out unit (includes taxes, no delivery).

\$ _____

28 Shower/Bath surround

Install cultured marble with two shelves on walls. Owner to select from standard colors. Wrap window sill and sides.

\$ _____

29 Vinyl floor

Install vinyl floor over 1/4 inch underlayment. FHA approved standards. Owner to select style with allowance of \$2.25/SF for vinyl only to include taxes but not install or underlayment.Install base as needed to match existing.

\$ _____

30 Handles and Hinges

Replace for both doors leading into bathroom. Owner to select finish.

\$ _____

31 Plumbing: Dual-flush WC

Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with 2 inch lifted bowl and seat.

\$ _____

32 Grab Bars ,Bath hardware

Install 18 in and 24 in into solid framing in tub area. Reuse good hardware towel bars and grab bars , replace as needed.

\$ _____

33 Tub

Install 5 ft , steel enameled tub, new drains and traps.

\$ _____

Group Interior

34 Flooring:

-Provide and install builder-grade laminate over foam in three bedrooms, kitchen , living room, hallway, Move furniture as required. Owner to select style from allowance of \$3.50 per SF includes taxes but not installation. Install carpet on two sets of stairs, owner to select, allowance of \$25/yd for pad and carpet includes sales tax but not install.

\$ _____

35 Carpentry

Remove paneling carefully to see what is issues with bowing effect in lower bedroom. Notify RS to inspect.Reinstall paneling after fix.

\$ _____

Group Plumbing

Work Description

36 laundry shutoffs and hose bibs

Replace with lever handle shutoffs for laundry. Repair/replace if needed hose bibs, they leak.

\$ _____

Group Bath dn

37 Shower

Recaulk all seams, owner complaints of leaks. Have plumber check drain and connection of strainer to pipe and repair.

\$ _____

38 Demo

Remove vanity and top and toilet.

\$ _____

39 Vanity and Top

Install new 30 inch vanity and top and new faucet and ptraps, shutoffs and supplies. Owner to select with allowance of \$350 for vanity,cultured marble top and faucet to include taxes but not delivery.

\$ _____

41 Paint

Paint walls and ceiling with 2 coats. Touch up drywall as needed.

\$ _____

42 Plumbing: WC

Reinstall WC with new wax ring, supply and shut off.

\$ _____

Total Bid \$ _____
