

# SPECS BY TRADE/LOCATION

6/8/2010

Address: 4622 Cypress Avenue

Unit: Unit 01

Trade: 10      Carpentry

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
2350	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.				
	<b>3 - Living Room</b>	200.00	SF	_____	_____
	<b>4 - Dining Room</b>	170.00	SF	_____	_____
	<b>8 - Master Bedroom</b>	120.00	SF	_____	_____
	<b>11 - Bedroom 2</b>	120.00	SF	_____	_____
	<b>12 - Bedroom 3</b>	120.00	SF	_____	_____
	<b>6 - Hall</b>	60.00	SF	_____	_____
2675	SIDING--ALUMINUM REPAIR Secure aluminum siding and replace missing or damaged siding, matching existing as closely as possible. Use pop rivets, if needed.				
	<b>1 - Exterior</b>	125.00	SF	_____	_____
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.				
	<b>7 - Bathroom</b>	1.00	EA	_____	_____
	<b>9 - Bathroom 2</b>	1.00	EA	_____	_____
3160	DOOR--INSULATED METAL Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat.				
	<b>2 - Garage</b>	2.00	EA	_____	_____
	<b>3 - Living Room</b>	1.00	EA	_____	_____
	<b>4 - Dining Room</b>	1.00	EA	_____	_____
3195	DOOR--OVERHEAD GARAGE ADJUST Restore door and hardware to include spring adjustment, tightening hasp and lock and track alignments.				
	<b>2 - Garage</b>	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.				
	<b>3 - Living Room</b>	1.00	EA	_____	_____
	<b>4 - Dining Room</b>	1.00	EA	_____	_____
3255	DOOR--REMOVE				

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 10          Carpentry**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
	Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.				
	<b>3 - Living Room</b>	1.00	EA	_____	_____
	<b>8 - Master Bedroom</b>	1.00	EA	_____	_____
	<b>11 - Bedroom 2</b>	1.00	EA	_____	_____
	<b>12 - Bedroom 3</b>	1.00	EA	_____	_____
3360	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.				
	<b>8 - Master Bedroom</b>	1.00	EA	_____	_____
	<b>11 - Bedroom 2</b>	1.00	EA	_____	_____
	<b>12 - Bedroom 3</b>	1.00	EA	_____	_____
3375	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.				
	<b>8 - Master Bedroom</b>	1.00	EA	_____	_____
	<b>11 - Bedroom 2</b>	1.00	EA	_____	_____
	<b>12 - Bedroom 3</b>	1.00	EA	_____	_____
	<b>6 - Hall</b>	2.00	EA	_____	_____
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of two in-stock designs.				
	<b>5 - Kitchen</b>	10.00	LF	_____	_____
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides, metal or plastic corner bracing.				
	<b>5 - Kitchen</b>	8.00	LF	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a post formed, plastic laminate counter top. Provide cutout for sink. Owner's choice of in-stock color and texture.				
	<b>5 - Kitchen</b>	13.00	LF	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish,				

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 10      Carpentry**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
	letter-size mail box with magazine rack and lock-eye for padlock. <b>1 - Exterior</b>	1.00	EA	_____	_____
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets. <b>8 - Master Bedroom</b> <b>11 - Bedroom 2</b> <b>12 - Bedroom 3</b>	8.00	EA	_____	_____
		8.00	EA	_____	_____
		8.00	EA	_____	_____
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth. <b>8 - Master Bedroom</b> <b>11 - Bedroom 2</b> <b>12 - Bedroom 3</b>	8.00	LF	_____	_____
		8.00	LF	_____	_____
		8.00	LF	_____	_____
<b>Total for 10 - Carpentry:</b>				_____	_____

**Trade: 15      Roofing**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent. <b>1 - Exterior</b>	10.00	SQ	_____	_____
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner. <b>1 - Exterior</b>	100.00	LF	_____	_____
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout.Strap at least 3' on center. <b>1 - Exterior</b>	48.00	LF	_____	_____

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**  
**Unit: Unit 01**

**Trade: 15      Roofing**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
4665	SPLASH BLOCK Place concrete or plastic splash block at end of downspout. <b>1 - Exterior</b>	5.00	EA	_____	_____
4710	VENT--ALUMINUM RIDGE Install mill finish, aluminum ridge vent per manufacturer's specs. <b>1 - Exterior</b>	50.00	LF	_____	_____
<b>Total for 15 - Roofing:</b>					_____

**Trade: 16      Conservation**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
4815	GARAGE DOOR--WEATHERSTRIP Install a soft rubber bottom seal and nylon gasket on an aluminum frame. Top and side seal. <b>2 - Garage</b>	1.00	EA	_____	_____
<b>Total for 16 - Conservation:</b>					_____

**Trade: 17      Drywall & Plaster**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
5210	DRYWALL--PATCH--LARGE 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. <b>8 - Master Bedroom</b>	5.00	SF	_____	_____
	<b>11 - Bedroom 2</b>	5.00	SF	_____	_____
	<b>12 - Bedroom 3</b>	5.00	SF	_____	_____
<b>Total for 17 - Drywall &amp; Plaster:</b>					_____

**Trade: 18      Ceramic Tile**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
5420	CERAMIC TUB SURROUND Install 4"x 4" 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				

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 18 Ceramic Tile**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
	white silicone caulk at all seams, fixture lips & pipe penetrations. Create a tub surround to 6' off finish floor. Owner's choice of tile and grout colors, within \$4.50/sf tile allowance.				
	<b>7 - Bathroom</b>	80.00	SF	_____	_____
	<b>9 - Bathroom 2</b>	80.00	SF	_____	_____
5425	CERAMIC FLOOR TILE Using adhesive, lay owner's choice of \$3/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door.				
	<b>5 - Kitchen</b>	120.00	SF	_____	_____
<b>Total for 18 - Ceramic Tile:</b>					_____

**Trade: 19 Paint & Wallpaper**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
5495	PREP & PAINT INTERIOR TRIM Remove or cover hardware/surfaces not to be painted. Wet scrape loose, cracked, peeling and blistered paint from all trim including doors, sash, and radiators. Feather edges and dull gloss with wet sanding. Clean oil, grease, dirt and dust from trim. Fill holes and caulk cracks. Spot prime. Apply one topcoat of acrylic latex enamel. Finish type and color choice of owner.				
	<b>3 - Living Room</b>	1.00	RM	_____	_____
	<b>4 - Dining Room</b>	1.00	RM	_____	_____
5555	PREP/PAINT KITCHEN--SEMI GLOSS Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.				
	<b>5 - Kitchen</b>	1.00	RM	_____	_____
5560	PREP & PAINT BATHROOM Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.				
	<b>7 - Bathroom</b>	1.00	RM	_____	_____
	<b>9 - Bathroom 2</b>	1.00	RM	_____	_____

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 19      Paint & Wallpaper**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.				
	<b>2 - Garage</b>	1.00	RM	_____	_____
	<b>3 - Living Room</b>	1.00	RM	_____	_____
	<b>4 - Dining Room</b>	1.00	RM	_____	_____
	<b>8 - Master Bedroom</b>	1.00	RM	_____	_____
	<b>11 - Bedroom 2</b>	1.00	RM	_____	_____
	<b>12 - Bedroom 3</b>	1.00	RM	_____	_____
5665	PREP & PAINT DOOR--EXTERIOR Cover ground with drop cloth. Scrape loose, cracked, peeling and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choice of premixed acrylic latex semi-gloss.				
	<b>2 - Garage</b>	2.00	EA	_____	_____
5740	PAINT EXTERIOR SIDING--CUSTOM				
	<b>1 - Exterior</b>	1.00	SF	_____	_____
<b>Total for 19 - Paint &amp; Wallpaper:</b>					_____

**Trade: 20      Floor Coverings**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.				
	<b>7 - Bathroom</b>	20.00	SF	_____	_____
	<b>9 - Bathroom 2</b>	20.00	SF	_____	_____
<b>Total for 20 - Floor Coverings:</b>					_____

**Trade: 21      HVAC**

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
6002	HVAC--GENERAL REQUIREMENTS Equipment shall operate safely without leakage, noise, or vibration. All penetration of building components shall be neat, sleeved and fire stopped and shall not compromise structural integrity. Contractor shall submit a diagram showing equipment selection and proposed layout of distribution system within 10 days of bid award. <b>10 - Utility Room</b>	1.00	GR	_____	_____
6050	FURNACE & DUCT--GAS: 80,000 BTU Install 80,000 BTU intermit. pilot, forced air furnace complete with plenum, supply duct, galvanized return duct connected to wall registers, to service all rooms. Include setback thermostat, filter, fan and plenum control. Connect thimble breaching to chimney per code. Provide separate power circuit & operating manual. System to maintain 70 F indoor temp. when outside temp is -10 F. Min AFUE rating of 86. <b>10 - Utility Room</b>	1.00	EA	_____	_____
6170	HEAT PUMP--REPLACE Remove heat pump to legal landfill after removing all CFC and HCFCs. Install a 2 ton cooling, 85,000 BTU heating, split system, heat pump with 10 kw backup heat. Minimum SEER 7.70. <b>10 - Utility Room</b>	1.00	EA	_____	_____
6330	REGISTER--REPLACE Replace missing or damaged register with an adjustable metal register. <b>8 - Master Bedroom</b> <b>11 - Bedroom 2</b> <b>12 - Bedroom 3</b>	1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
6380	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F. <b>10 - Utility Room</b>	1.00	EA	_____	_____

**Total for 21 - HVAC:** \_\_\_\_\_

**Trade: 22 Plumbing**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
6835	SINK--DOUBLE BOWL COMPLETE--GCI				

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 22 Plumbing**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
	Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, 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. <b>5 - Kitchen</b>	1.00	EA	_____	_____
7070	WATER HEATER--40 GALLON GAS Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. <b>10 - Utility Room</b>	1.00	EA	_____	_____
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. <b>1 - Exterior</b>	2.00	EA	_____	_____
7175	BATH--2 FIXTURE (COMMODE,LAV) Rough in PVC waste and vent, and copper supply to a close coupled white commode and a 24" plywood vanity housing a vitrious china top and a metal bodied single lever faucet. Install a chromed metal 5-piece accessory set and recessed metal medicine cabinet. <b>9 - Bathroom 2</b>	1.00	EA	_____	_____
7180	BATH--3/4 (COMM/LAV/SHOWER) Rough in, supply white fixtures and trim out a white, close coupled commode, 24" vanity with cultured top, and an enameled steel shower with a stone base. Rough in with PVC waste and vent and copper supply. Install metal single lever faucets on lavatory and shower with 15 year drip-free warranty, chromed 5-piece accessory set, & metal medicine cabinet. <b>7 - Bathroom</b>	1.00	EA	_____	_____
<b>Total for 22 - Plumbing:</b>					_____

**Trade: 23 Electric**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
7470	ELECTRIC SERVICE--150 AMP Replace existing electrical service with a residential, 150 amp,				

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

**Trade: 23 Electric**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
	single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration. <b>1 - Exterior</b>	1.00	EA	_____	_____
7595	RECEPTACLE--GFCI COUNTERTOP 15 AMP Install a flush mounted, ground fault circuit interrupted, ivory, duplex receptacle and ivory cover plate using #14 copper romex, controlled by a 15 amp circuit breaker. Fish wire and repair all tear out. <b>5 - Kitchen</b>	4.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture. <b>3 - Living Room</b> <b>4 - Dining Room</b> <b>7 - Bathroom</b> <b>5 - Kitchen</b> <b>9 - Bathroom 2</b> <b>8 - Master Bedroom</b> <b>11 - Bedroom 2</b> <b>12 - Bedroom 3</b> <b>6 - Hall</b>	1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
		2.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
7810	SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box. <b>8 - Master Bedroom</b> <b>11 - Bedroom 2</b> <b>12 - Bedroom 3</b>	1.00	EA	_____	_____
		1.00	EA	_____	_____
		1.00	EA	_____	_____
7835	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sooms. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color. <b>5 - Kitchen</b>	1.00	EA	_____	_____
8005	PHONE OUTLET Install a plaster ring and phone jack. Stapled, surface-mounted, wire is acceptable. <b>5 - Kitchen</b>	1.00	EA	_____	_____

# SPECS BY TRADE/LOCATION

6/8/2010

**Address: 4622 Cypress Avenue**

**Unit: Unit 01**

Total for 23 - Electric: \_\_\_\_\_

**Trade: 25            Appliances**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
8415	GAS STOVE--30" Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven and electrical connections. <b>5 - Kitchen</b>	1.00	EA	_____	_____
8491	DISHWASHER--2 CYCLE--GCI Provide and install a 24" white, 2 cycle, built- in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system. Whirlpool #: 267844 Model: DU811SWPU - or - GE Model GSD1300NWW <b>5 - Kitchen</b>	1.00	EA	_____	_____

Total for 25 - Appliances: \_\_\_\_\_

**Trade: 1200        Furnishings (CSI)**

Spec Number	Specification	Quantity	Units	Unit Price	Total Price
C12500	WINDOW TREATMENTS An allowance to complete the scope of work, including all labor, materials, overhead, taxes and subcontractor's general requirements. <b>8 - Master Bedroom</b>	1.00	AL	_____	_____
	<b>11 - Bedroom 2</b>	1.00	AL	_____	_____
	<b>12 - Bedroom 3</b>	1.00	AL	_____	_____

Total for 1200 - Furnishings (CSI): \_\_\_\_\_

Total for this Address: \_\_\_\_\_