

SPECS BY LOCATION/TRADE

6/8/2010

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 502 Van Brunt Avenue **Unit: Unit 01**

Location: 1 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 1,200

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 7 Masonry

1175	BLOCK RETAINING WALL Construct a reinforced, 8" concrete block retaining wall. Include a 12"x12" keyed footing, 4" weep holes 6' on center with 1 cubic foot of 2" crushed stone or gravel and screen at each weep hole. Back parget wall with 3/8" waterproof cement.	75.00	SF	_____	_____
------	--	-------	----	-------	-------

Trade: 10 Carpentry

2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage .	1,200.00	SF	_____	_____
2745	SIDING--REPAIR CEMENT SHINGLES Replace all damaged and missing cement shingles with fiberglass-cement shingles with matching edge detail. Use galvanized 6d nails and caulk all seams at openings and trim.	60.00	SF	_____	_____
3575	PORCH REPAIR--CUSTOM	1.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____

Trade: 15 Roofing

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.	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.	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.	48.00	LF	_____	_____
4665	SPLASH BLOCK	5.00	EA	_____	_____

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 1,200

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 15 Roofing

Place concrete or plastic splash block at end of downspout.

4710	VENT--ALUMINUM RIDGE Install mill finish, aluminum ridge vent per manufacturer's specs.	50.00	LF	_____	_____
------	---	-------	----	-------	-------

Trade: 19 Paint & Wallpaper

5735	EXTERIOR PAINTING ALLOWANCE	1.00	AL	_____	_____
------	------------------------------------	------	----	-------	-------

Trade: 22 Plumbing

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.	2.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 23 Electric

7470	ELECTRIC SERVICE--150 AMP Replace existing electrical service with a residential, 150 amp, 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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 2 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

3195	DOOR--OVERHEAD GARAGE ADJUST Restore door and hardware to include spring adjustment, tightening hasp and lock and track alignments.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 16 Conservation

4815	GARAGE DOOR--WEATHERSTRIP Install a soft rubber bottom seal and nylon gasket on an aluminum frame. Top and side seal.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 19 Paint & Wallpaper

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 2 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

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.	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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

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.	200.00	SF	_____	_____
------	--	--------	----	-------	-------

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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.	1.00	EA	_____	_____
------	---	------	----	-------	-------

3255	DOOR--REMOVE Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 19 Paint & Wallpaper

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.	1.00	RM	_____	_____
------	--	------	----	-------	-------

5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet	1.00	RM	_____	_____
------	---	------	----	-------	-------

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

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.

Trade: 23 Electric

7730 LIGHT FIXTURE--REPLACE

1.00 EA _____

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.

Bidder: _____

Location Total: _____

Location: 4 - Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2350 FLOOR--REFINISH WOOD

170.00 SF _____

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.

3160 DOOR--INSULATED METAL

1.00 EA _____

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.

3210 STORM DOOR--ALUMINUM

1.00 EA _____

Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.

Trade: 19 Paint & Wallpaper

5495 PREP & PAINT INTERIOR TRIM

1.00 RM _____

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.

5565 PREP & PAINT VACANT ROOM

1.00 RM _____

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.

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 4 - Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA		
------	---	------	----	--	--

Bidder: _____

Location Total: _____

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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.	15.00	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.	12.00	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.	15.00	LF		
------	---	-------	----	--	--

Trade: 18 Ceramic Tile

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.	120.00	SF		
------	--	--------	----	--	--

Trade: 19 Paint & Wallpaper

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.	1.00	RM		
------	---	------	----	--	--

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE--GCI 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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 23 Electric

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.	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.	2.00	EA	_____	_____
7835	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 some. 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.	1.00	EA	_____	_____
7845	GARBAGE DISPOSAL AND CIRCUIT Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install an ivory toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.	1.00	EA	_____	_____
8005	PHONE OUTLET Install a plaster ring and phone jack. Stapled, surface-mounted, wire is acceptable.	1.00	EA	_____	_____

Trade: 25 Appliances

8415	GAS STOVE--30" Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including gas oven and electrical connections.	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	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 6 - Hall Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	60.00	SF	_____	_____
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.	2.00	EA	_____	_____

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 7 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
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.	1.00	EA	_____	_____
Trade: 18 Ceramic Tile					
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 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.	80.00	SF	_____	_____

Trade: 19 Paint & Wallpaper

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.	1.00	RM	_____	_____
------	---	------	----	-------	-------

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 7 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 20 Floor Coverings

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.	20.00	SF	_____	_____
------	--	-------	----	-------	-------

Trade: 22 Plumbing

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.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA	_____	_____
------	---	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 8 - Master Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

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.	120.00	SF	_____	_____
3255	DOOR--REMOVE Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.	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.	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.	1.00	EA	_____	_____
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	8.00	EA	_____	_____

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 8 - Master Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

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.	8.00	LF	_____	_____
------	---	------	----	-------	-------

Trade: 17 Drywall & Plaster

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.	5.00	SF	_____	_____
------	--	------	----	-------	-------

Trade: 19 Paint & Wallpaper

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.	1.00	RM	_____	_____
------	--	------	----	-------	-------

Trade: 21 HVAC

6330	REGISTER--REPLACE Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA	_____	_____
7810	SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box.	1.00	EA	_____	_____

Trade: 1200 Furnishings (CSI)

C12500	WINDOW TREATMENTS An allowance to complete the scope of work, including all labor, materials, overhead, taxes and subcontractor's general requirements.	1.00	AL	_____	_____
--------	---	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 9 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 9 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2441	**WALL/CEILING FRAMING**	1.00	AL	_____	_____
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.	1.00	EA	_____	_____
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.	248.00	SF	_____	_____
Trade: 18 Ceramic Tile					
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 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.	80.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
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.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
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.	22.00	SF	_____	_____
Trade: 22 Plumbing					
7180	BATH--3/4 (COMM/LAV/SHOWER)	1.00	EA	_____	_____

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 9 - Bathroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

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.

Trade: 23 Electric

7590	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.	1.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA	_____	_____
7740	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 10 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 21 HVAC

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.	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.	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.	1.00	EA	_____	_____

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 10 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 21 HVAC

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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 22 Plumbing

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.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Bidder: _____

Location Total: _____

Location: 11 - Bedroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

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.	120.00	SF	_____	_____
3255	DOOR--REMOVE Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.	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.	1.00	EA	_____	_____
3375	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door includng overhead track, all hardware and casing on one side, plumb and centered within the opening.	1.00	EA	_____	_____
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	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.	8.00	LF	_____	_____

Address: 502 Van Brunt Avenue

Unit: Unit 01

Location: 11 - Bedroom 2

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 17 Drywall & Plaster

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.	5.00	SF	_____	_____
------	--	------	----	-------	-------

Trade: 19 Paint & Wallpaper

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.	1.00	RM	_____	_____
------	--	------	----	-------	-------

Trade: 21 HVAC

6330	REGISTER--REPLACE Replace missing or damaged register with an adjustable metal register.	1.00	EA	_____	_____
------	--	------	----	-------	-------

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.	1.00	EA	_____	_____
7810	SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box.	1.00	EA	_____	_____

Trade: 1200 Furnishings (CSI)

C12500	WINDOW TREATMENTS An allowance to complete the scope of work, including all labor, materials, overhead, taxes and subcontractor's general requirements.	1.00	AL	_____	_____
--------	---	------	----	-------	-------

Bidder: _____

Location Total: _____

Unit Total for 502 Van Brunt Avenue, Unit Unit 01: _____

Address Grand Total for 502 Van Brunt Avenue: _____