

## Scope of work

Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
<b>Garage</b>	exterior	Garage	general	0			
Structural	exterior	Garage	general	6010	repair minor damage to overhead door shoulder stud reattach to concrete	REQ	PbN
soffit and fascia	exterior	Garage	general	6010	repair all rotted soffits and fascia	REQ	PbN
address number on alley side	exterior	Garage	general	6200	place address on garage	REQ	PbN
asphalt roofing	exterior	Garage	general	7311	tear off old roofing complete to existing deck. Install osb and new shingles. Repair substructure as required to receive osb layer	REQ	PbN
wood siding	exterior	Garage	general	7560	Repair any damaged siding	REQ	PbN
Gutters (sized 1" Sq for every 100sf of roof)	exterior	Garage	general	7631	Provide and Install new seamless gutters with all fasteners. Include removal of existing gutters	REQ	PbN
Downspouts (one per 40' of gutter)	exterior	Garage	general	7631	Provide and install new downspouts sized as appropriate for gutters. Include fasteners and straps as required. Include removal of existing downspouts.	REQ	PbN
door	exterior	Garage	general	8200	replace overhead door complete		PbA
door	exterior	Garage	general	8200	replace service door and frame.		PbA
paint	exterior	Garage	general	9900	paint garage 2 color paint job. paint all trim and doors previously painted on house. Provide selection of color for owners selection. Completely scrape off old loose paint using sharp carbide scraper. Include one full coat bonding primer, and two finish coats of exterior paint. Work is to be of first quality. Trim/ wall or Disimilar junctures are to be caulked, in a neat and workmanlike manner, with a sharp painted delineation between color transitions.	REQ	PbN
<b>General work</b>	<b>Exterior</b>	<b>Home</b>	<b>General</b>	<b>0</b>			
awnings	exterior	Home	General	2050	remove wood awnings from home.	REQ	PbA

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Grading	exterior	Home	General	2200	Correct negative pitch of soil around building. Remove mulch and stones around walls. Remove obstructions that prevent water from running away from walls. Pitch away from building (1/2" to 1" per foot for 5-6 feet from walls) using an underlayment of blended soil (2/3 clay 1/3 topsoil) which will sheen away water.	REQ	PbN
soffits and fascia	exterior	Home	General	6200	repair wood soffit and fascia where too rotted to hold paint.	REQ	PbA
railings	exterior	Home	General	6200	install metal guardrail and stair railing on rear porch	REQ	PbN
Asphalt roof	exterior	Home	General	7311	tear off old roofing complete to existing deck. Install osb and new shingles. Repair substructure as required to receive osb layer	REQ	PbN
Gutters (sized 1" Sq for every 100sf of roof)	exterior	Home	General	7631	Provide and Install new seamless gutters with all fasteners. Include removal of existing gutters	REQ	PbN
Downspouts (one per 40' of gutter)	exterior	Home	General	7631	Provide and install new downspouts sized as appropriate for gutters. Include fasteners and straps as required. Include removal of existing downspouts.	REQ	PbN
doors	exterior	Home	General	8200	repair existing front and rear prime doors for good function. Put "install a lock" reinforcement plate on front door.	REQ	PbA
Vinyl replacement windows	exterior	Home	General	8600	provide and install approved Vinyl replacement windows. To match existing openings. Front picture window shall be mulled unit with two double hung units.	REQ	PbA
hardware	exterior	Home	General	8710	Furnish and install keyed entry set and deadbolt in front and rear doors. match keys with service door on garage.	REQ	PbN

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
paint	exterior	Home	General	9900	paint home 2 color paint job. paint all trim on house and siding. provide selection of color and sheen for owners selection. Completely scrape off old loose paint using sharp carbide scraper. Include one full coat bonding primer, and two finish coats of exterior paint. Work is to be of first quality. Trim/ wall or Disimilar junctures are to be caulked, in a neat and workmanlike manner, with a sharp painted delineation between color transitions.	REQ	PbN
plantings	exterior	Site	Site	2200	remove vitae bushes and other plantings near home and garage	REQ	PbN
concrete stairs	exterior	Site	Site	2900	replace front precast stairs. Provide railing both sides	REQ	PbN
electrical service	exterior	site	site	16000	Replace mast head.	REQ	PbN
concrete sidewalk and driveway apron	exterior	Site	South	2510	remove and replace broken sidewalk and driveway provide proper grade to divert water away from building and minimize standing water on property.	REQ	PbN
<b>Interior</b>	<b>Interior</b>	<b>Home</b>	<b>all</b>	<b>0</b>			
lead abatement	Interior	Home	General	8600	every sill in the home requires lead remediation	REQ	PbA
<b>First floor</b>	Interior	<b>1st</b>	<b>All</b>	<b>0</b>			
<b>Bathroom</b>	Interior	1st	bath	<b>0</b>			
windows	Interior	1st	bath	8600	Install glass block window with vent	REQ	PbA
ceiling	Interior	1st	bath	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	bath	9250	patch all defective plaster or drywall match adjacent surface for texture. Existing tile to remain.	REQ	PbN
floor vinyl	Interior	1st	bath	9665	provide underlayment and vinyl	REQ	PbN
paint walls	Interior	1st	bath	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	bath	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
Lavatory	Interior	1st	bath	15400	provide and install vanity sink, and Moen lavatory faucets	REQ	PbN
Toilet	Interior	1st	bath	15400	P & I New Kohler toilet.	REQ	PbN

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
Tub/ shower	Interior	1st	bath	15400	install new Moen tub shower faucet refinish tub. Provide new tub surround	REQ	PbN
Lavatory	Interior	1st	bath	15400	provide and install vanity sink, and Moen lavatory faucets	REQ	PbN
Toilet	Interior	1st	bath	15400	P & I New toilet.	REQ	PbN
Ventilation	Interior	1st	bath	16000	ensure bath fan works and vents to outside per code	REQ	PbN
Ventilation	Interior	1st	bath	16000	ensure bath fan works and vents to outside per code	REQ	PbN
<b>Center hall</b>	Interior	1st	Ctr Hall	<b>0</b>			
ceiling	Interior	1st	Ctr Hall	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	Ctr Hall	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor carpet	Interior	1st	Ctr Hall	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls	Interior	1st	Ctr Hall	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	Ctr Hall	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>front vestibule</b>	Interior	1st	Fnt Vest	<b>0</b>			
trim	Interior	1st	Fnt Vest	6200	provide and install trim to finish the front hall match existing.	REQ	PbN
ceiling	Interior	1st	Fnt Vest	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	Fnt Vest	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor vinyl	Interior	1st	Fnt Vest	9665	install new underlayment and vinyl	REQ	PbN
paint walls	Interior	1st	Fnt Vest	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	Fnt Vest	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>Kitchen</b>	Interior	1st	kitch	<b>0</b>			

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
Cabinets upper	Interior	1st	kitch	6200	provide and install 10' upper cabinets in kitchen. Cabinets to be American Woodmark Ashland or equal	REQ	PbN
Cabinets lower	Interior	1st	kitch	6200	provide and install 10' lower cabinets in kitchen. Cabinets to be American Woodmark Ashland or equal	REQ	PbN
countertops	Interior	1st	kitch	6200	Provide and install high pressure plastic laminate countertops. Provide sample to owner.	REQ	PbN
ceiling	Interior	1st	kitch	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	kitch	9250	patch all defective plaster or drywall match adjacent surface for texture.	REQ	PbN
floor vinyl	Interior	1st	kitch	9665	provide underlayment and vinyl	REQ	PbN
paint walls	Interior	1st	kitch	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	kitch	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
sink	Interior	1st	kitch	15400	provide and install stainless kitchen sink complete with faucet.	REQ	PbN
refrigerator outlet 20 amp	Interior	1st	kitch	16000	ensure outlet is 20 amp circuit. Repair as required.	REQ	PbN
<b>Living room</b>	Interior	1st	Liv Rm	0			
ceiling	Interior	1st	Liv Rm	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	Liv Rm	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor carpet	Interior	1st	Liv Rm	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls & ceiling	Interior	1st	Liv Rm	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	Liv Rm	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>North east Bedroom</b>	Interior	1st	NE BR	0			
ceiling	Interior	1st	NE BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
wall	Interior	1st	NE BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor carpet	Interior	1st	NE BR	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls	Interior	1st	NE BR	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	NE BR	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>Northwest bedroom</b>	Interior	1st	NW BR	0			
ceiling	Interior	1st	NW BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st	NW BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor carpet	Interior	1st	NW BR	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls	Interior	1st	NW BR	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st	NW BR	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>Front stairs</b>	Interior	1st to 2nd	front stairs	0			
ceiling	Interior	1st to 2nd	front stairs	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	1st to 2nd	front stairs	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
paint walls	Interior	1st to 2nd	front stairs	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	1st to 2nd	front stairs	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
light fixture	Interior	1st to 2nd	front stairs	16000	provide new fixtures per code.	REQ	PbN
Three way light control	Interior	1st to 2nd	front stairs	16000	ensure working switches	REQ	PbN
<b>Second floor Bathroom</b>	Interior	2nd	All	0			
	Interior	2nd	bath	0			

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
doors	Interior	2nd	bath	8200	install pre-hung passage door to match existing. Case two sides	REQ	PbN
hardware	Interior	2nd	bath	8710	Provide and install privacy set to interior door.	REQ	PbN
ceiling	Interior	2nd	bath	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	2nd	bath	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor vinyl	Interior	2nd	bath	9665	provide and install floor vinyl. Provide sample to owner for approval.	REQ	PbN
paint trim	Interior	2nd	bath	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
paint walls	Interior	2nd	bath	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>North east bedroom</b>	<b>Interior</b>	<b>2nd</b>	<b>NE BR</b>	<b>0</b>			
doors	Interior	2nd	NE BR	8200	install pre-hung passage door to match existing. Case two sides	REQ	PbA
hardware	Interior	2nd	NE BR	8710	Provide and install passage set to interior door	REQ	PbN
ceiling	Interior	2nd	NE BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	2nd	NE BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
floor carpet	Interior	2nd	NE BR	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls	Interior	2nd	NE BR	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	2nd	NE BR	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>North west Bedroom</b>	<b>Interior</b>	<b>2nd</b>	<b>NW BR</b>	<b>0</b>			
doors	Interior	2nd	NW BR	8200	install pre-hung passage door to match existing. Case two sides	REQ	PbA
hardware	Interior	2nd	NW BR	8710	Provide and install passage set to interior door. Match as close as possible to original	REQ	PbN
ceiling	Interior	2nd	NW BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	2nd	NW BR	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
floor carpet	Interior	2nd	NW BR	9680	provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
paint walls	Interior	2nd	NW BR	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	2nd	NW BR	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
<b>Basement</b>	<b>Interior</b>	<b>Basement</b>	<b>general</b>	<b>0</b>			
remove oil tank	Interior	Basement	general	2050	remove oil tank from basement	REQ	PbN
Railings	Interior	Basement	general	6200	install railings and guardrails back stairs	REQ	PbN
windows	Interior	Basement	general	8710	Install glass block windows entire basement provide two vented openings	REQ	PbN
arrestors	Interior	Basement	general	15400	complete laundry tub installation per code per code	REQ	PbN
faucet	Interior	Basement	general	15400	R&R laundry faucet complete	REQ	PbN
Hot water heater	Interior	Basement	general	15400	Provide and install new 40 gallon water heater provide all venting required for installation	REQ	PbN
sump crock	Interior	Basement	general	15400	Repair sump crock pump and related piping.	REQ	PbN
20 amp HVAC service outlet	Interior	Basement	general	16000	one for each furnace	REQ	PbN
Hvac circuit	Interior	Basement	general	16000	one for each furnace per code	REQ	PbN
20 amp washer circuit	Interior	Basement	general	16000	Provide washer outlet	REQ	PbN
floor vinyl	Interior	Basement	Stairs	9665	provide underlayment and vinyl	REQ	PbN
hand rail	Interior	Basement	stairs	6200	ensure handrail at correct hieght.	REQ	PbN
ceiling	Interior	Basement	stairs	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
wall	Interior	Basement	stairs	9250	patch all defective plaster or drywall match adjacent surface for texture	REQ	PbN
paint walls	Interior	Basement	stairs	9900	Prime and paint Provide color sample for approval by owner	REQ	PbN
paint trim	Interior	Basement	stairs	9900	Caulk all junctures wipe smooth. Prime and paint Provide color sample for approval by owner	REQ	PbN
Three way light control	Interior	Basement	stairs	16000	ensure working switches	REQ	PbN
Smoke detector	Interior	Entire home	general	15300	install battery operated smoke detector where required by code	REQ	PbN

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Area	Interior / Exterior	Area	Elev	Spec code	Description	Note:	Item code
Smoke detector and carbon monoxide detector	Interior	Entire home	general	15300	install battery operated combination smoke and carbon monoxide detector where required by code	REQ	PbN
<b>Plumbing</b>	<b>Interior</b>	<b>Entire home</b>	<b>All</b>	<b>15400</b>			
water distribution lines	Interior	Entire home	general	15400	replace plumbing lines with pexs. All work to be done in a neat workmanlike manner. Properly support runs of pipe.	REQ	PbN
water waste lines	Interior	Entire home	general	15400	Remove and replace all waste lines with pvc	REQ	PbN
Furnace	Interior	entire house	general	15500	Provide and install new Furnace. Include all work required for code compliant functioning furnace. Contractor to confirm that existing ductwork is adequate for new system and code compliant. If not adequate or code compliant, provide alternate for new ductwork in bid price.	REQ	PbN
Controls for furnace	Interior	entire house	general	15500	install programmable thermostat	REQ	PbN
Electrical outlets	Interior	entire house	general	16000	ensure outlets are grounded thru-out entire home. Ensure GFI are installed per code.	REQ	PbN
Circuits	Interior	entire house	general	16000	Ensure existing wiring/circuitry is installed per NEC construction code and properly grounded. replace two prong outlets with grounded outlets. Repair any reversed neutrals. Remove completely all non conforming wiring. Install GFCI in basement by panel, in kitchens, and bathrooms as required by code.	REQ	PbN
light fixtures	Interior	entire house	general	16500	replace all light fixtures provide \$600 allowance for owner selection of fixtures	REQ	PbN
<b>Totals</b>							
<b>Total itemized scope estimate</b>					<b>\$65, 001</b>		