

Spec code	description of work	Note:	Item code
1000	General requirements		
2050	Final cleaning (including windows)	REQ	PbN
2050	demolition		
2050	provide all removal from site of all items removed during construction. Include dumpster costs in bid price.	REQ	PbN
2050	remove chimney below roofline. Patch roof as required.	REQ	PbN
2050	remove all components of attic finishes floor coverings, walls, and ceilings. Attic to be used as storage space only with minimal lighting switched at attic stair entrance.	REQ	PbN
2050	Gut bathroom complete to bare stud walls.	REQ	PbN
2050	remove all cabinetry from kitchen.	REQ	PbN
2050	remove all carpeting, and vinyl floor covering entire house complete. Leave existing hardwood floors and front hallway tile intact. Clean front hall tile	REQ	PbN
2050	Leave all trim, doors, functional hardware, and built-in cabinets intact.	REQ	PbN
2200	excavation grading and backfill		
	Correct negative pitch of soil around building where grade specifications are not met. Remove mulch and stones around walls. Remove obstructions that prevent water from running away from walls. Grade specifications: 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
2510	Concrete work		
2510	all side walks which have tripping hazards of more than 3/4" or allow water to pond and pitch toward home toward home must be removed and replaced. Service walk stairs that are cracked or have uneven rise and run not compliant to existing code must be removed and replaced. Install Metal graspable handrail if required by code. Restore Lawn with seed where removed.	REQ	
4000	Masonry		

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4000	tuck point foundation where mortar is loose or missing entire house. Chisel out joint to depth of 1/2" or to sound surface. Wet joint before application Match mortar type in existing as to type and color. Tool surface to match surrounding joints. Acid wash after curing to remove any that bonds to surface outside of joint. intent is to provide a match to existing as close as possible.	REQ	PbN
4000	Repair loose stucco on front porch columns.	REQ	PbN
6000	Carpentry		
6010	rough carpentry		
6010	Repair sag in roof deck at both corners of dormer. Reinforce rafters, replace any deteriorated components to sound structural condition	REQ	PbN
6100	Repair all defective soffit and fascia. Rermove all rotted wood and replace with matching materials.	REQ	PbN
6200	Finish carpentry		
6200	Install minimum 8 feet of upper and 8 feet lower cabinet in kitchen. Allowance of \$2000 installed price. Provide cut sheet of cabinet provided with bid price.	REQ	PbN
6200	Install minimum 8 feet of countertop per unit. Provide sample of laminate for owners selection	REQ	PbN
6200	Reattach all handrail to wall. Provide new per code if missing.	REQ	PbN
6200	Repair any doors or drawers in existing built in cabinets	REQ	PbN
7200	Insulation and vapor barrier		
7200	seal attic door with new weather-stripping. Layer back of door with thermax insulation.	REQ	PbN
7300	Roofing		

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7311	Tear off and reroof shingles entire roof. Remove and dispose of all roofing and defective sheathing. Cut a 1" wide vent at ridge board. Replace defective sheathing up to 5 sf per 100 sf of roof, matching surrounding sheathing. install OSB decking continuous. Install preformed aluminum drip edge and vent pipe boots. Install 15 lb felt and ice/water shield at roof edge and valleys. Replace all flashing entire roof. Install single over ridge vent and soffit venting. Install 245lb fiber glass asphalt dimensional shingle with 30 year warranty	REQ	PbN
7631	dispose of gutter. Install white 5", k type, seamless, .027 gauge, gutter to roof. Use only sealant recommended for gutter and downspout use, UV resistant and installed per manufacture's direction.	REQ	PbN
7631	Dispose of downspout. Install 5", square corrugated, seamless,.027 gauge, white aluminum downspout. Strap at least 3' on center. Attach to storm water leaders using gagas adapters	REQ	PbN
7580	Siding and trim		
7580	repair any missing/ cracked/ damaged vinyl siding. Contractor to match as close as possible the existing color and manufacturer.	REQ	PbN
7560	remove existing defective wood cedar shake as required. Defective is defined as soft on the bottom wear portion of the shake or split so as to not shed water or hold paint or stain. Patch in wood shake shingles to sidewall. Match existing shape and configuration of those removed.	REQ	PbA
8200	Doors		
8200	install new aluminum storm door both entrances	REQ	PbN
8200	Install two new pre hung steel entryway doors. Doors to have functioning entry set and dead bolt lock, keyed alike. Reinforce frame strike by attaching to framing behind.	REQ	PbN
8200	Repair existing interior doors. Any doors to be replaced to be matching from salvage or new to match. Any missing glass to be replaced with tempered glass per code. All openings to have functioning doors.	REQ	PbN
8600	Windows		
8600	install new MHD approved low-e vinyl windows entire house. Match interior trim as close as possible	REQ	PbA

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8710	Building hardware		
8710	retain all existing functioning hardware. Repair existing or replace broken with new acceptable to owner.	REQ	PbN
8710	Install bath fixtures to bathroom: towel bar, paper holder vanity towel bar.	REQ	PbN
9250	wall finishes		
9250	repair all walls in cost effective manner providing the best finished appearance. All surfaces are to be brought to a smooth surface with a flat plane at minimum to be consistent with new plaster. Ensure patch is firmly adhered to existing lath using plaster washers if repaired. alternative to patch is to remove plaster and install drywall new or laminate 1/4" over solid plaster surface; tuck all drywall behind existing base molding. Work is to be of best quality, leaving a finished surface that is "as new".	REQ	PbN
9300	Floor coverings		
9680	Provide and install carpet runner, pad and trims to 1st floor area that does not have resilient flooring or tile. Provide sample to owner for approval. \$16 SY allowance	REQ	PbN
9665	Provide and install floor vinyl and underlayment to bathroom and kitchen. Provide sample to owner for approval.	REQ	PbN
9900	Painting and varnishing		
9900	stain exterior shingles.	REQ	PbN
9900	Paint exterior of home. (porches and exterior windows) Completely scrape off old loose paint using sharp carbide scraper. Provide smooth surface for paint application. Include one full coat bonding primer on all surfaces not previously primed (replaced rotted trim), and two finish coats of exterior paint. Sheen to be flat. Work is to be of first quality. Trim/ wall junctures are to be caulked, in a neat and workmanlike manner, with a sharp delineation between color transitions.	REQ	PbN

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9900	Prime coat only entire interior of home walls and trim where painted. Work to include complete coat of vapor retardant primer to exterior walls, bonding primer to interior walls. Trim/ wall junctures are to be caulked, in a neat and workmanlike manner, with a sharp delineation between transitions.	REQ	PbN
9900	Clean and varnish all previously varnished surfaces.	REQ	PbN
15300	smoke alarms and co 2 detectors		
15300	Install smoke detectors as required by code	REQ	PbN
15300	Install CO2 Detectors as required by code	REQ	PbN
15400	Plumbing		
15400	install backflow preventer hose bib	REQ	permit
15400	remove old and install new stationary tub in basement complete. Provide waste, supply faucet, arrestors, Back flow preventers, laundry hookups, and fiberglass tub per code.	REQ	permit
15400	Water service entry repair as required. Water shut off to operate freely.	REQ	permit
15400	replace all supply lines throughout home with CPVC Or Pexs. Water shut offs at all fixture locations.	REQ	permit
15400	replace any defective gas piping.	REQ	permit
15400	provide and Install high efficiency power vented water heater complete with all venting required for code compliant installation.	REQ	permit
15400	Provide and install 36" vanity cabinet, cultured marble top and faucet to bathroom	REQ	permit
15400	Provide and install new toilet to bathroom	REQ	permit
15400	provide and install steel tub, one piece tub/ shower surround, and shower faucet.	REQ	permit
15400	Provide and install 18 Gauge, 9" deep stainless double bowl sink, and faucet in kitchen.	REQ	permit
15500	HVAC		
15500	Provide and install new 90% High efficiency Furnace Include all work required for code compliant functioning furnace. Provide complete functioning system	REQ	permit

Scope of work 8/4/2011

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15500	ductwork repair. Clean existing ductwork and reinstall. Provide and Install any supply or returns missing. Supply any register covers missing with covers to match existing.	REQ	permit
15500	install dryer vent to laundry area	REQ	permit
16000	Electrical		
16000	Ensure existing wiring/circuitry is installed per NEC new construction code and properly grounded. Remove completely all non conforming wiring. Replace all switches. Completely abandon any knob and tube wiring.	REQ	permit
16000	Provide and install switched overhead lighting outlets in each room. Provide allowance of 700 for light fixtures selected by owner	REQ	permit
	Total scope		\$60,251