

Spec description of work**code****1000 General requirements**

Final cleaning (including windows)

Power and water provided by owner

All new products are to be installed according to manufacturers instructions.

2050 demolition

2050 provide all removal from site of all items removed during construction. Include dumpster costs in bid price.

2050 remove chimney below roofline. Patch roof as required.

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.

2050 Gut bathroom complete to bare stud walls. Remove all existing plumbing fixtures

2050 remove all cabinetry from both kitchens.

2050 remove all carpeting, tile, and vinyl floor covering entire house complete. Leave existing hardwood floors intact.

2050 Leave all trim, doors, functional hardware, and built-in cabinets intact.

2050 remove all existing paneling and suspended ceiling down to plaster surface. If plaster is beyond patching per wall repair specification, remove plaster down to lath.

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.

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, 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.

2900 restore lawn: seed and water lawn.

4000 Masonry

4000 tuck point foundation and replace brick 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.

6000 Carpentry**6200 finish carpentry**

6200 Replace missing balusters on staircase. Match existing. Resecure hand rail to wall.

6200 install minimum 10 feet of upper and 10 feet lower cabinet in each kitchen. Owners choice. Allowance of \$2000 installed price. provide cut sheet of cabinet provided with bid price.

6200 Install minimum 10 feet of countertop per unit. Provide sample of laminate for owners selection

6200 repair basement stair where tread came clear of rabbeted stringer

6200 reattach all handrail to wall. Provide new per code if missing.

6200 Install 18" continuous shelf and pole in each closet in the home

6200 install 36" vanity cabinet and cultured marble top to bathroom

7311 Roofing and gutters

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 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. Provide and install modified bitumin roof on porch roof.

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.

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 gages adapters

7580 Siding and trim

7580 Remove existing aluminum and vinyl siding and dispose of. Install new Vinyl siding per Technical specifications 07580.

7600 Replace aluminum soffit and fascia. Dispose of damaged soffit and fascia sub structure material. Install aluminum vented soffit material, include all trim. Intent is to provide a completely covered soffit and fascia.

7600 wrap all windows and doors with aluminum trim

8200 Doors

8200 install new aluminum storm door both entrances

8200 Install two new pre hung steel entryway doors.

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 with hinges cut into jamb are to have functioning doors.

8600 Windows

8600 install new MHD approved low-e vinyl windows entire house.

8710 Building hardware

8710 retain all existing functioning hardware. Repair existing or replace broken with new acceptable to owner.

8710 all prime doors to have functioning entry set and dead bolt lock, keyed alike. Reinforce frame strike by attaching to framing behind.

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".

9300 Floor coverings

9680 Provide and install carpet runner, pad and trims. Provide sample to owner for approval. \$16 SY allowance

9665 Provide and install floor vinyl and underlayment to bathroom and kitchen. Provide sample to owner for approval.

9900 Painting and varnishing

9900 paint interior entire home complete. remove all decorative items left by previous owner attached to all surfaces. Work to include bonding primer, and one finish coat in color selected by owner; walls flat, trim satin sheen. Call for inspection between coats. Provide color chart to owner for selection. Work is to be of first quality: sanding existing trim to prepare for paint and washing walls with tsp. Trim/ wall junctures are to be caulked, in a neat and workmanlike manner, with a sharp strait delineation between color transitions.

15300 smoke alarms and co 2 detectors

15300 Install smoke detectors as required by code

15300 Install CO2 Detectors as required by code

15400 Plumbing

15400 install backflow preventer hose bib

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.

15400 Water service entry repair as required. Water shut off to operate freely.

15400 replace all supply lines thruout home with CPVC Or Pex. Water shut offs at all fixture locations.

15400 replace any defective gas piping.

15400 provide and Install high efficiency power vented water heater complete with all venting required for code compliant installation.

15400 Provide and install 36" vanity cabinet, cultured marble top and faucet to bathroom

15400 Provide and install new toilet to bathroom

15400 provide and install steel tub, one piece tub/ shower surround, and shower faucet.

15400 Provide working gas piping to furnace and stove in kitchen

15400 Provide and install 18 Gauge, 9" deep stainless double bowl sink, and faucet in kitchen.

15500 HVAC

15500 Provide and install new 90% High efficiency Furnace Include all work required for code compliant functioning furnace. Provide complete functioning system

15500 ductwork repair. Clean existing ductwork and reinstall. Provide and Install any supply or returns missing.

15500 install dryer vent to laundry area

16000 Electrical

16000 Restore 100 amp service.

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.

16000 Provide and install switched overhead lighting outlets in each room. Provide allowance of 700 for light fixtures selected by owner

Total itemized scope

Alternates

2050 Demolition- Alternate

2050 remove oil tank complete.

7200 Insulation and vapor barrier - Alternate

7200 Insulate basement walls with foil faced foam board in basement. Include rim joist pockets at basement walls.

7200 Provide baffles as required to ventilate roof and soffit and roof. Ensure area at attic floor and wall is insulated.

7200 paint living space ceiling directly below roof and exterior walls with vapor barrier paint that provides a rating of 1 perm or less. 1 perm is achievable with ICI dulux ultra hide vapor barrier paint 1060-1200 or equal.

7200 Blow in dense pack insulation to all exterior walls and attic floor.

7200 seal attic door with new weather-stripping. Layer back of door with thermax insulation.

9300 **Floor coverings- Alternate**

9550 **Alternate-** Sand to bare wood, stain and seal wood floor where existing entire house. Remove stick down vinyl floor tiles where existing. Patch any wood flooring damaged or missing. Provide color and finish sample for owners selection. With square foot cost in bid price for owners selection.

11000 **Equipment- Alternate**

11020 **Alternate-** Install security alarm with motion detectors to home. System will require monitoring paid for by owner.

16000 **Electrical- Alternate**

16000 **Alternate-** install 200 amp service complete with new mast head.

Total scope cost estimate \$65,000