

**REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK**

**1301 12<sup>th</sup> Street, Suite 400**

**Altoona, PA 16601**

**Phone: 814-949-2471 • [eluchans@altoonapa.gov](mailto:eluchans@altoonapa.gov)**

**REQUEST FOR PROPOSALS**

**LOCATION:**

**1928 Pine Avenue**

**Altoona, PA 16601**

**PROJECT:**

**Rehabilitation of Single-Family Home**

The Redevelopment Authority of Altoona Land Bank (LB) has acquired the property located at 1928 Pine Avenue, Altoona, PA 16601 through sale. The intent of the Authority is to solicit proposals from developers to rehabilitate and sell as a single-family home. The property is located in a Residential Neighborhood C (RN-C) Zoning District.

### **MINIMUM BID PRICE:**

The LB will except no less than a minimum bid price of \$1.00.00. The successful bidder will be required to provide written proof of financial ability to rehabilitate the property as described in the following proposal. This proof may consist of verification of funds in a bank account, documentation of a line of credit availability, or bank issued construction loan or bond, or similar.

### **AVAILABLE USES AND SUBSIDIES:**

This property is available for a developer to purchase, rehabilitate and market for re-sale as a single-family home or single-family rental. This not only promotes stability and investment in the neighborhood but also encourages a sense of belonging among residents. By prioritizing homeownership, the authority aims to strengthen community ties and enhance the overall quality of life, ensuring that homes are occupied by individuals who are more likely to engage with and contribute to the local environment. This strategic move aligns with broader goals of revitalizing the area while addressing the pressing need for affordable housing solutions.

### **TERMS AND CONDITIONS:**

The LB. has acquired the property through warranty deed. The LB is currently working to clear delinquent taxes on the property. The title will not be transferred until the construction work is substantially complete and delinquent taxes are satisfied. The successful bidder can begin work prior to the title transfer.

The successful bidder will be required to enter into a Developer's Agreement with the LB for the following items:

- a. Terms of the title transfer options as indicated in bidder's proposal
- b. Final inspection to provide verification that proposed project scope is completed and approved by the LB.
- c. Building permits and subsequent inspections will be required for all applicable work.
- d. The property scope of work must be completed within **120 days** of the signed Developer's Agreement.
- e. General Liability Insurance and, if applicable, workers compensation insurance, will be required as part of the executed Developer's Agreement on the property.
- f. Registered contractor license of the City of Altoona.

### **FOR ADDITIONAL INFORMATION CONTACT:**

Eric Luchansky, Director  
Community Development Department  
Altoona Redevelopment Authority Land Bank  
City of Altoona  
1301 12th Street, Suite 400  
814-949-2471  
Eluchans@altoonapa.gov

### **PROPOSAL INSTRUCTIONS :**

1. The property will be open for inspection on Thursday, **June 25, 2026** from 10:00 AM until 11:00 AM.

2. Proposal packages must be delivered by mail or by hand to the Community Development Department no later than **12:00 PM on Tuesday, July 14<sup>th</sup>, 2026**. Electronic submissions will be accepted.
3. Must include the signed statement on page 6.
4. All submissions, including attachments, must be on 8 ½” x 11” paper.
5. Respondents must submit **3 copies** of the proposal, including attachments.
6. After a proposal is received and evaluated, the LB. reserves the right to discuss with an applicant, any and all items contained in their proposal, including but not limited to: scope of work, prior experience, financial concerns or clarifications, schedule of work or values, and missing items or work. Upon review and discovery, the applicant will have 5 business days to re-submit any required items needed for a complete proposal. **It is expected that the successful proposal will be selected at the July 17, 2026, RA LB board meeting. Proposals will be held for ninety (90) days.**
7. Evaluation criteria will include, but not be limited to purchase price (if applicable), prior work experience, financial commitment, construction schedule, adherence to scope of work, prior and pending codes violations from bidder within City of Altoona, compliance with the terms of this request for proposals, final occupancy condition related to surrounding neighborhood, and information identified on the attached Certification submitted by the bidder.
8. The LB reserves the right to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of the LB.
9. The successful bidder will be obligated to deposit \$1,000.00 into an escrow account, held by the RA LB, to cover legal counsel fees and costs related to the Developer’s Agreement and other transaction costs. The deposit will be credited upon completion of Developer’s Agreement and will be forfeited if bidder fails to start or complete the project.

**Scope of Work**

1. All Proposals must contain the following items of work and shall be included in the schedule of values in the subsequent section: Please see the attached **Work Write** up for detailed list.

**Buyer Specific Proposal:**

3. Describe all work that is proposed in detail, including the above items, as part of this submission. (For example: Walls throughout will be demolished to the studs with new drywall and paint applied, kitchen will be demolished with builder grade cabinets to be reinstalled, electrical system is up to date and needs only minor repair, termite, or pest removal, etc.)
4. Describe the number of bedrooms, bathrooms, kitchen, living rooms/den, dining room, etc. that are proposed for the completed renovation. Also, include the number of off-street parking spaces.
5. Provide a detailed cost breakdown of all major items of work. The use of a contingency item shall not exceed 5% of proposed project cost. Describe in detail specific activities with units of measure when appropriate. Below is an example of the format which should be used to satisfy this step. Please include a total of all proposed work. Failure to complete this step will constitute an automatic rejection of your

proposal.

**EXAMPLE:**

<b>Work Description</b>	<b>Material Amount</b>	<b>Installation/Labor Cost \$</b>
First Floor Carpeting	111 square yards	\$
Kitchen Cabinets	1 lump sum	\$
Drywall (primed and painted)	2000 square Feet	\$
Furnace and Ductwork	1 Lump Sum	\$

6. Submit proposed interior floor plans with as much detail to articulate work scope.
7. Submit proposed exterior landscape and sidewalk plans.
8. Provide an estimated detailed construction schedule including when the Developer’s Agreement (sample attached) will be executed and expected work completion date. Please include information on your ability to manage the property (i.e., paying all necessary expenses) until the property is sold and/or occupied.

**Prior Experience, Financial Capacity, and References:**

1. Provide in detail past jobs you have completed or vocation trade experience that you possess that demonstrates your effectiveness to successfully complete this project.
2. Provide verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to verification of funds in a bank account, written proof of irrevocable letter of credit, bond, mortgage, etc. for the project, and/or documentation of line of credit availability.) **(Failure to complete this step will constitute an automatic rejection of your proposal)**
3. Provide at least three professional references that we may contact to verify the above information. If the applicant is an organization/agency or company, please describe your organization in detail.

**Proposal submission:**

1. Included in your proposal should be
  - Purchase price of \$1 dollar minimum
  - Indicate whether property will remain or become an owner-occupied home or anticipated to be maintained as a rental unit.
  - Buyer Specific Proposal including LB required items
  - Prior experience and financial capacity
  - Provide **120-day** project schedule
  - Professional References – Do not include R.A. board or City of Altoona staff members in this section

## STATEMENT OF PROPOSED DEVELOPER:

1. *Upon selection by the LB, I/we agree to enter into a Developer's Agreement (D.A) in form and content satisfactory to the LB Such D.A., among other terms and conditions, shall provide for reinvestment of title to the land and any improvements thereon to LB in case of failure of developer to satisfy any condition in said Contract with LB. (Please note: Developer's Agreements usually are signed within 30 days of LB approval of proposal.)*
2. *I/we agree not to seek any variances from the Altoona City Code of Ordinances without the expressed written permission of the LB.*
3. *I/we understand that after selection of the developer, the LB reserves the right to cancel its relationship with the proposed developer and not issue a LB regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the property/project. I/we may not at any time after the execution of the D.A. make any claim against the LB based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold "as-is" and "where-is."*
5. *I/we understand that the LB. reserves the right to utilize a multitude of evaluation techniques so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from the LB to me and/or us.*
7. *I/we certify the following:*
  - 1) *I/we am/are not delinquent in paying real estate taxes on any property located within the City of Altoona or Blair County wherein I have an ownership interest.*
  - 2) *I/we have no outstanding violations of the property maintenance code or other codes regarding properties located within the City of Altoona or Blair County wherein I have an ownership interest.*
  - 3) *I/we have no outstanding municipal utility bills that are more than one year outstanding and owed to the City of Altoona or Blair County.*
  - 4) *If I/we am/are submitting this application on behalf of an entity, I/we make the above certifications on behalf of the entity and all Related Parties.*
  - 5) *To the best of my/our knowledge, all of the information in this application is true, correct, and complete.*
8. *I understand that I will have accepted the type of title delivery as stated in the proposal and are bound to the terms as such. If it is necessary to clear the title, it will be my/our responsibility to seek legal counsel to perform a review of the title and take whatever steps, if any, are necessary.*

**CONTACT INFORMATION AND ACCEPTANCE OF STATEMENT OF PROPOSED DEVELOPER**

Organization: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact Person \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

Developer is a(n) \_\_\_\_\_ individual, \_\_\_\_\_ partnership, \_\_\_\_\_ corporation

I/we have read this Proposal Package and understand the proposal requirements of the LB, and submit this Proposal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**LEGAL INFORMATION**

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED):

\_\_\_\_\_

APPLICANT STREET ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

MARITAL STATUS: \_\_\_\_\_ SINGLE \_\_\_\_\_ MARRIED \_\_\_\_\_ N/A

OWNERSHIP (REGARDLESS OF MARITAL STATUS):

\_\_\_\_\_ INDIVIDUAL \_\_\_\_\_ JOINT \_\_\_\_\_ OTHER (DESCRIBE): \_\_\_\_\_

IF APPLICANT IS AN ENTITY, LIST ALL INDIVIDUALS AND ENTITIES THAT HAVE A DIRECT OWNERSHIP, CONTROLLING OR MANAGING INTEREST IN THE ENTITY (E.G., OFFICERS, DIRECTORS, PRINCIPALS, GENERAL AND LIMITED PARTNERS, MANAGING PARTNERS, MEMBERS, MANAGERS, AND STAKEHOLDERS) (COLLECTIVELY "RELATED PARTIES"):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOES THE APPLICANT HAVE ANY OWNERSHIP INTERESTS IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? \_\_\_\_\_ YES \_\_\_\_\_ NO  
*IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DO ANY RELATED PARTIES HAVE ANY OWNERSHIP INTEREST IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? \_\_\_\_\_ YES \_\_\_\_\_ NO  
*IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:

- A. ARTICLES OF INCORPORATION, ASSOCIATION, OR ORGANIZATION, INCLUDING AMENDMENTS (STAMPED AS ACCEPTED BY THE STATE)
- B. CERTIFICATE OF LIMITED PARTNERSHIP, INCLUDING ADMENDMENTS (STAMPS AS ACCEPTED BY THE STATE)
- C. LLC AGREEMENT, INCLUDING AMENDMENTS (SIGNED)
- D. PARTNERSHIP AGREEMENT, INCLUDING AMENDMENTS (SIGNED) IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION

**City of Altoona**  
**Planning and Community Development Office**

1301 12th Street  
Altoona, PA 16601-3491  
Phone: 814-949-2481  
Fax: 814-949-0372  
email: housing@altoonapa.gov

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**RESPEC**  
**Work Write-up**

Case Number: **RA**

BID TOTAL \$: \_\_\_\_\_

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Property Information:

**1928 Pine Avenue**  
**Altoona PA 16601-**

Jurisdiction: Blair County  
Target Area: Altoona  
Census: 0  
Owner:

**Redevelopment Authority**  
**1301 12th Street, Suite 400**  
**Altoona PA 16601-**

Phone: (814)949-2470  
Mobile:

**BID OPENING DATE 0**

CONTRACTOR INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Voice: \_\_\_\_\_

Fax: \_\_\_\_\_

email: \_\_\_\_\_

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**Main Structure**

Unit Info:

**Single Family**

Owner

Phone: Work Phone:

**Exterior | Main Structure | Single Family | Exterior****Demolition**

1	0010010001	1 EA.	0	\$ _____
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**Demolish and Remove**

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE ENTIRE FRONT PORCH FROM THE ROOF TO THE FOOTERS, THE ENTIRE ROOF SYSTEM AT THE REAR OF THE STRUCTURE TO THE CEMENT FLOOR, THE REAR EXTERIOR STEPS LEADING FROM THE 2ND FLOOR TO THE REAR OF THE STRUCTURE AND THE DECK AND STEPS AT THE SIDE OF STRUCTURE.

**Roof**

2	0090020001	1 EA.	0	\$ _____
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**Roof-7/16" Sheathing with Shingle**

Remove existing roofing material and install 7/16" sheathing to the entire structure. Apply ice and water shield at the bottom perimeter of roof and in the valleys. Apply 15 lb. felt paper, and install 30 year guarantee, class "A" fiberglass shingles per manufacturer's specifications. Apply fiberglass impregnated roofing cement to flashing to include all necessary counter flashing. Apply ridge vent and wide drip edge. Color and style selected by the owner. TO INCLUDE THE SHEATHING AND ROOFING TO THE NEWLY FRAMED FRONT AND REAR ROOFS.

3	0030030001	1 EA.	0	\$ _____
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**Chimney-Repoint**

Cut out mortar joints at least 1/2" of the chimney above the roof line. Remove all loose material with clean water. Repoint using Portland cement mortar. Use mortar within 30 minutes of final mixing. Wet mortar joints before applying mortar. Match color as closely as possible. Provide barricades and drop cloths. Repair all affected surfaces.

**Soffit and Fascia**

4	0040080001	1 EA.	0	\$ _____
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**Install-Soffit, Fascia, & Sill Frames W/ Aluminum**

Remove existing and install new solid and perforated vinyl soffit panels over existing soffits and eaves. Cover fascia, window sills, and frames with brake formed aluminum. Make all appropriate bends to ensure seams are weather tight, and caulk all window sill joints. Color choice by owner.

**Gutters & Downspouts**

5	0090030001	1 EA	0	\$ _____
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**Gutters & Downspouts**

Replace the existing gutter and downspouts with a complete system of gutters and downspouts with approved 4' enameled aluminum system for the entire structure. Install gutters with aluminum fascia brackets or spikes and ferrels set not more than 24" apart. Attach downspouts with aluminum straps 2 per 10' section. Install and rivet all necessary caps, drop outlets, elbows, etc. Color choice by owner.

**Siding**

6	0040070001	1 EA.	0	\$ _____
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**Vinyl Siding and Insulation**

Remove the existing siding and insulation and install new vinyl siding in color and width (\$125.00 per sq.- Siding) selected by the owner over the entire structure. Cover structure with 3/4" foil faced insulating sheathing board prior to installing new siding. Siding shall be installed in strict accordance with the manufacturer's installation instructions using special moldings, attachment devices, etc.

**Painting**

7	0100020001	1 EA.	0	\$ _____
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**Exterior Painting**

Remove all loose and flaking paint by scraping and sanding to provide a smooth, tight surface for repainting. Prime all bare areas with primer. Apply two coats of exterior latex paint to all wood surfaces not covered by aluminum or vinyl. Porch floor to receive two coats of latex floor and deck paint. Replace all rotted or unsound wood prior to painting. Color choice by owner.

<b>Total for: Exterior</b>			\$ _____
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**Exterior | Main Structure | Single Family | Garage****Roof**

8	0090020001	1 EA.	0	\$ _____
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**Roof-7/16" Sheathing with Shingle**

Remove existing roofing material and install 7/16" sheathing to the entire garage. Apply ice and water shield at the bottom perimeter of roof. Apply 15 lb. felt paper, and install 30 year guarantee, class "A" fiberglass shingles per manufacturer's specifications. Apply fiberglass impregnated roofing cement to flashing to include all necessary counter flashing. Apply ridge vent and wide drip edge. Color and style selected by the owner.

**Soffit and Fascia**

9	0040080001	1 EA.	0	\$ _____
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**Install-Soffit, Fascia, & Sill Frames W/ Aluminum**

Install solid and perforated vinyl soffit panels over existing soffits and eaves. Cover fascia, window sills, and frames with brake formed aluminum. Make all appropriate bends to ensure seams are weather tight, and caulk all window sill joints. Color choice by owner. TO INCLUDE THE REPLACEMENT OF ANY DETERIORATED WOOD.

**Gutters & Downspouts**

10	0090030001	1 EA	0	\$ _____
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**Gutters & Downspouts**

Install a complete system of gutters and downspouts with approved 4' enameled aluminum system for the Garage. Install gutters with aluminum fascia brackets or spikes and ferrels set not more than 24" apart. Attach downspouts with aluminum straps 2 per 10' section. Install and rivet all necessary caps, drop outlets, elbows, etc. Color choice by owner.

**Siding**

11	0040070001	1 EA.	0	\$ _____
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**Vinyl Siding and Insulation**

Install vinyl siding in color and width (\$125.00 per sq.- Siding) selected by the owner over the gable ends of the Garage. Siding shall be installed in strict accordance with the manufacturer's installation instructions using special moldings, attachment devices, etc.

**Painting**

12	0100020001	1 EA.	0	\$ _____
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**Exterior Painting**

Remove all loose and flaking paint by scraping and sanding to provide a smooth, tight surface for repainting. Prime all bare areas with oil-based primer. Apply two coats of exterior latex paint to all wood surfaces not covered by aluminum or vinyl. Porch floor to receive two coats of latex floor and deck paint. Replace all rotted or unsound wood prior to painting. Color choice by owner. TO INCLUDE THE EXTERIOR OF THE BLOCK WALLS OF THE GARAGE.

**Door**

13	0040050006	1 EA.	0	\$ _____
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**Door-Exterior Pre-Hung Metal**

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces.

**Windows**

14	0040060001	2 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Electrical**

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15	0120040008	1 EA.	0	\$ _____
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**Exterior Light with Switch Install**

Install an exterior single bulb fixture ( \$30.00 allowance). Include a wall mounted switch with cover plate. Switch to be mounted at the strike side of the door. Fish wire and repair all affected surfaces.

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16	0120040002	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

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17	0120030001	4 EA.	0	\$ _____
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**Receptacle-Install**

Install a duplex receptacle with cover plate. Fish wire and repair all affected surfaces.

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**Total for: Garage**      \$ \_\_\_\_\_

**Exterior | Main Structure | Single Family | Front Porch****Foundation w/ Footers**

18	0030010002	2 EA.	0	\$ _____
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**Block Wall Foundation**

Construct two 8" x 16" x 8" thick, non-reinforced square cement block pilasters with trowel cut joints and 1/2" thick exterior parging. To include new footers to carry the new deck and roof system. Repair all affected surfaces.

**Porch**

19	0040090011	1 EA.	0	\$ _____
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**Frame Porch Floor**

Using all pressure treated material frame a new porch floor. Install 2" x 10" joist, crown up, level and set 16" on center with bridging. New framing shall be securely fastened to the existing structure. To include a 2" x 8" sill plate with a vapor barrier set on top of the foundation wall. Install pine tongue and groove flooring to the new joist. Prime new flooring prior to installation. Finish color shall be selected by the owner. Repair all affected surfaces.

20	0040090010	1 EA.	0	\$ _____
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**Frame Porch Roof**

Frame a new roof over the porch with 2" x 6" rafters set 16" on center with double 2" x 8" laminated beam and 5/8" plywood sheathing. To include 2" x 4" ceiling joist for new vinyl ceiling. Repair all affected surfaces.

21	0040090009	1 EA.	0	\$ _____
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**Vinyl Porch Ceiling - Install**

Install vinyl soffit ceiling, include all channels and matching aluminum nails. Owner to select solid or perforated panels and color. Repair all affected surfaces. To include the wrapping of the beams.

22	0040010007	3 EA.	0	\$ _____
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**Post-6" x 6"**

Install a 6" x 6" pressure treated post on a 2" x 8" x 8" pressure treated plinth block. Repair all affected surfaces.

23	0040040006	1 EA.	0	\$ _____
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**Exterior Steps Installed**

Using pressure treated material construct new step with 2" x 12" stringers and double 2" x 6" treads. Steps and rise shall be uniformly constructed. Install 2" x 4" top and bottom beveled handrails with 4" x 4" end posts and 2" x 2" balusters set 4" on center, 32" above tread nosing on each side of the steps. Stringer to rest on a solid concrete footer. Repair all affected surfaces. Minimum width of steps to be 36". TO INLCUDE MATCHING RAILING SYSTEM TO THE NEW PORCH.

**Electrical**

24	0120040008	1 EA.	0	\$ _____
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**Exterior Light with Switch Install**

Install an exterior single bulb fixture ( \$30.00 allowance). Include a wall mounted switch with cover plate. Switch to be mounted at the strike side of the door. Fish wire and repair all affected surfaces.

<b>Total for: Front Porch</b>				\$ _____
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**Exterior | Main Structure | Single Family | Rear Porch****Concrete Pad**

<b>25</b>	<b>0020030001</b>	1 EA.	0	\$ _____
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**Concrete Slab-4"**

Remove existing concrete pad at the rear of the structure. Install forms and uniformly grade area to receive new pad with compacted shale. Pour a 4" thick concrete slab with wire mesh. Include a 6 mil vapor barrier, float and broom finish. Repair all affected surfaces.

**Roof**

<b>26</b>	<b>0040010008</b>	1 1 EA.	0	\$ _____
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**Frame Roof**

Frame a gable style roof with 2" x 8"rafters set 16" O. C. To include all show rafters and fascia boards needed.

**Posts**

<b>27</b>	<b>0040010007</b>	5 EA.	0	\$ _____
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**Post-6" x 6"**

Install 6" x 6" pressure treated posts on a galvanized fastening systems firmly attached to the cement floor.. Install a laminated 2" x 10" beam to carry the new roof system. Repair all affected surfaces.

**Soffit and Fascia**

<b>28</b>	<b>0040080001</b>	1 EA.	0	\$ _____
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**Install-Soffit, Fascia, Beam W/ Aluminum**

Install solid and perforated vinyl soffit panels over the new roof. Cover fascia and new beam with brake formed aluminum. Make all appropriate bends to ensure seams are weather tight, and caulk all window sill joints. Color choice by owner.

**Electrical**

<b>29</b>	<b>0120040008</b>	1 EA.	0	\$ _____
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**Exterior Light with Switch Install**

Install an exterior single bulb fixture ( \$30.00 allowance). Include a wall mounted switch with cover plate. Switch to be mounted at the strike side of the door. Fish wire and repair all affected surfaces.

<b>30</b>	<b>0120030009</b>	1 EA.	0	\$ _____
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**Receptacle-Waterproof**

Install a 20 AMP ground fault interrupt circuit to a flush-mounted, weatherproof PVC or non-ferrous box and receptacle with a weatherproof cover plate. Fish new wire if necessary and repair all affected surfaces.

<b>Total for: Rear Porch</b>	\$ _____
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<b>Total for: Exterior</b>	\$ _____
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**Interior | Main Structure | Single Family | General Interior**

**Smoke Detectors**

<b>31</b>	<b>0260260001</b>	1 EA	0		\$ _____
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**Smoke/Carbon Monoxide Detectors Battery**

Install UL-approved, battery powered Smoke Detectors and combination Carbon Monoxide detectors where required by City Code (\$15.00 allowance per smoke detector)(\$25.00 allowance per Carbon Monoxide detector) Install smoke detectors in the basement, one on the first floor, one inside of each bedroom, one in the hallway next to the CO detector and one on the third floor. Install Carbon Monoxide Detectors in the basement, on the 2nd Floor in the vicinity of the bedrooms and also near any fossil fuel-burning heaters, appliances or fireplaces. Detectors shall be installed in strict accordance with the manufacture's installation instructions. Owner shall be provided with instructions. Repair all affected surfaces.

**Total for: General Interior**      \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Entryway****Demolition**

<b>32</b>	<b>0010010001</b>	1 EA.	0	\$ _____
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**Demolish and Remove**

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE WALL AT THE STAIRWELL. EVERYTHING NEED TO OPEN UP THE STAIRWELL.

**Drywall**

<b>33</b>	<b>0060010001</b>	1 EA.	0	\$ _____
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**Install 1/2" Drywall**

Install 1/2" drywall on the walls, ceiling and interior of the closet, tape and three-coat finish ready to paint. Glue each framing member and screw or nail 8" on center. Apply one coat of latex primer and two coats of interior latex paint to the drywall. Color shall be selected by the owner. TO INCLUDE INSULATION ON THE OPEN EXTERIOR WALLS PRIOR TO DRYWALL.

**Flooring**

<b>34</b>	<b>0050060001</b>	1 EA.	0	\$ _____
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**Install Laminate Flooring**

Install a laminate floor with a foam sheet underlayment. Flooring shall be installed as per manufacturer's installation instructions. Repair all affected surfaces.

**Doors**

<b>35</b>	<b>0040050006</b>	1 EA.	0	\$ _____
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**Door-Exterior Pre-Hung Metal**

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces.

<b>36</b>	<b>0040050007</b>	1 EA.	0	\$ _____
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**Storm Door-Solid Core Vinyl**

Install a one-piece, solid core, seamless vinyl storm door (\$350.00 allowance). Include an expander sweep, weatherstripping, heavy duty closer and wind chain, tempered glass with a screen, and all necessary hardware. Repair all affected surfaces. Choice of color and style by owner.

**Electrical**

<b>37</b>	<b>0120040002</b>	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

**Total for: Entryway** \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Living Room, Front****Demolition**

<b>38</b>	<b>0010010001</b>	1 EA.	0	\$ _____
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**Demolish and Remove**

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE EXISTING FIRE PLACE AND WALL LEADING TO THE DINNING ROOM. REPAIR ALL AFFECTED SURFACES.

**Drywall**

<b>39</b>	<b>0060010001</b>	1 EA.	0	\$ _____
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**Install 1/2" Drywall**

Install 1/2" drywall ceiling, tape and three-coat finish ready to paint. Glue each framing member and screw or nail 8" on center. Apply one coat of latex primer and two coats of interior latex paint to the drywall. Color shall be selected by the owner.

**Painting**

<b>40</b>	<b>0100010001</b>	1 EA.	0	\$ _____
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**Patch and Paint Interior**

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

**Flooring**

<b>41</b>	<b>0050060001</b>	1 EA.	0	\$ _____
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**Install Laminate Flooring**

Install a laminate floor with a foam sheet underlayment. Flooring shall be installed as per manufacturer's installation instructions. Repair all affected surfaces.

**Windows**

<b>42</b>	<b>0040060001</b>	5 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Electrical**

<b>43</b>	<b>0120040002</b>	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

<b>44</b>	<b>0120030002</b>	3 EA.	0	\$ _____
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**Receptacle-Replace**

Replace defective receptacles with duplex receptacles and cover plates. Fish wire and repair all affected surfaces.

<b>Total for: Living Room, Front</b>				\$ _____
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**Interior | Main Structure | Single Family | Dining Room Center****Demolition**

45	0010010001	1 EA.	0	\$	_____
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**Demolish and Remove**

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE CLOSET LEADING TO THE LIVING ROOM AND A PORTION OF THE WALL LEADING TO THE KITCHEN TO PROVIDE A 36" OPENING LEADING TO THE KITCHEN.

**Painting**

46	0100010001	1 EA.	0	\$	_____
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**Patch and Paint Interior**

Finish the existing drywall and patch and paint the walls, ceiling and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

**Flooring**

47	0050060001	1 EA.	0	\$	_____
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**Install Laminate Flooring**

Install a laminate floor with a foam sheet underlayment. Flooring shall be installed as per manufacturer's installation instructions. Repair all affected surfaces.

**Trim**

48	0040020001	1 EA.	0	\$	_____
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**Trim-Install**

Install new baseboard, door trim, and window trim in the entire room with new base and casing. Apply the appropriate filler to all nail holes. Repair all affected surfaces. Finish and style shall be selected by owner.

**Doors**

49	0040050001	1 EA.	0	\$	_____
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**Refinish Pocket Doors**

Refinish the existing pocket doors leading to the Living Room. Repair all affected surfaces.

**Windows**

50	0040060001	2 EA.	0	\$	_____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Electrical**

51	0120040002	1 EA.	0	\$	_____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

52	0120030002	3 EA.	0	\$	_____
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**Receptacles-Replace**

Replace defective receptacles with duplex receptacles and cover plates. Fish wire and repair all affected surfaces.

<b>Total for: Dining Room Center</b>				\$	_____
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**Interior | Main Structure | Single Family | Bathroom 1st Floor****Drywall**

<b>53</b>	<b>0060010006</b>	1 EA.	0	\$ _____
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**Laminate Moisture Resistant Drywall**

Install 1/2" moisture-resistant drywall over the walls and ceiling with 2 1/2" screws or drywall nails 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jamb. Apply one coat of latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Flooring**

<b>54</b>	<b>0050020001</b>	1 EA.	0	\$ _____
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**Floor & Vinyl Cover-Complete**

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

**Window**

<b>55</b>	<b>0040060001</b>	1 EA.	0	\$ _____
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**Window-Vinyl Replacement**

Replace the existing window with a vinyl thermo pane replacement window (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Window shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Door**

<b>56</b>	<b>0040050001</b>	1 EA.	0	\$ _____
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**Replace Interior Door on Existing Jamb**

Replace the existing door with a 1 3/8" door to be installed on the existing jamb. To include all necessary hardware and a passage lock set. Style and finish to be selected by the owner. Repair all affected surfaces.

**Plumbing**

<b>57</b>	<b>0130040001</b>	1 EA.	0	\$ _____
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**Commode-Replace**

Replace existing commode with a new commode (\$200.00 allowance). Include a seat, chromed supply pipe, shut-off valve, and wax seal. Commode to be selected by owner.

<b>58</b>	<b>0130040005</b>	1 EA.	0	\$ _____
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**Vanity-Bathroom**

Install a wood vanity cabinet and sink top with a water saving faucet (\$375.00 allowance). Include supply lines, shut-off valves, pop-up drain, complete drain system, and all necessary hardware. Vanity to be selected by owner.

<b>59</b>	<b>0130040010</b>	1 EA.	0	\$ _____
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**Tub/Shower Fiberglass**

Replace the existing tub with a new fiberglass tub and shower unit (\$600.00 allowance) complete with lever operated, pop-up drain/overflow, PVC waste, and shut-off valves. Install a single lever, scald proof, tub/shower faucet with diverter spout and showerhead (\$145.00 allowance). Include a shower rod. Tub and faucet shall be selected by owner. Repair all affected surfaces.

**Electrical**

<b>60</b>	<b>0120030004</b>	1 EA.	0	\$ _____
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**Receptacle-GFI Install**

Install a ground fault interrupt duplex receptacle with a cover plate. Fish wire and repair all affected surfaces.

<b>61</b>	<b>0120040012</b>	1 EA.	0	\$ _____
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**Medicine Cabinet & Light**

Install a medicine cabinet with mirror and light (\$150.00 allowance). Light shall be controlled with a wall switch located at the strike side of the door. Fish wire and repair all affected surfaces.

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62	0120040014	1 EA.	0	\$ _____
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**Bathroom Exhaust Vent With Light**

Install a ceiling-mounted fixture containing a single-bulb light and an exhaust fan (\$110.00 allowance). Include duct work vented to the exterior of structure, damper assembly, separate circuit, and two switches with gang plate located at strike side of door. Fish wire and repair all affected surfaces.

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**Total for: Bathroom 1st Floor**      \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Kitchen Rear****Drywall**

<b>63</b>	<b>0060010001</b>	1 EA.	0	\$ _____
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**Install 1/2" Drywall**

Install 1/2" drywall on the walls, ceiling and interior of the closet, tape and three-coat finish ready to paint. Glue each framing member and screw or nail 8" on center. Apply one coat of latex primer and two coats of interior latex paint to the drywall. Color shall be selected by the owner. TO INCLUDE BLOCKING FOR CABINETS AND INSULATION TO THE EXTERIOR WALL.

**Flooring**

<b>64</b>	<b>0050020001</b>	1 EA.	0	\$ _____
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**Floor & Vinyl Cover-Complete**

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

**Windows**

<b>65</b>	<b>0040060002</b>	2 EA.	0	\$ _____
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**Window-Removal.**

Dispose of the existing window unit, stud-in opening, and fill all cavities with kraft-faced fiberglass batt insulation. Install 1/2" drywall on the interior of the framing, tape and 3 coat finish ready to paint. Apply sheathing over exterior of framing. Repair all affected surfaces. WINDOWS AT THE SIDE OF THE STRUCTURE.

<b>66</b>	<b>0040060001</b>	2 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces. WINDOWS TO BE LOCATED AT THE REAR OF STRUCTURE. TO INCLUDE FRAMING.

**Doors**

<b>67</b>	<b>0040050006</b>	1 EA.	0	\$ _____
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**Door-Exterior Pre-Hung Metal**

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces.

<b>68</b>	<b>0040050007</b>	1 EA.	0	\$ _____
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**Storm Door-Solid Core Vinyl**

Replace the existing door with a one-piece, solid core, seamless vinyl storm door (\$350.00 allowance). Include an expander sweep, weatherstripping, heavy duty closer and wind chain, tempered glass with a screen, and all necessary hardware. Repair all affected surfaces. Choice of color and style by owner.

**Cabinets & Top**

<b>69</b>	<b>0040030001</b>	1 EA.	0	\$ _____
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**Cabinets-Wood Base & Wall**

Install base cabinets, wall cabinets and post-formed countertop (\$550.00 per ft. price allowance) price allowance is determined by the length of base cabinets only. Cabinets shall be installed level and plumb, and securely fastened to wall studs with screws. Sink cut out to accommodate specified sink dimensions and location. Include all trim. All dimensions must receive field verification. Repair all affected surfaces.

**Plumbing**

<b>70</b>	<b>0130040021</b>	1 EA.	0	\$ _____
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**Kitchen Sink-Double Bowl Complete**

Replace the existing sink with a double bowl, self-rimming kitchen sink including water saver faucet (\$275.00 allowance). Include a complete drain system, supply lines, and stop valves. Sink to be selected by owner.

**Electrical**

71      0120040002      1 EA.      0      \$ \_\_\_\_\_

**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

72      0120040013      1 EA.      0      \$ \_\_\_\_\_

**Range Hood Exterior Vented**

Install an exterior ducted range hood with a light (\$145.00 allowance). To include a vent and damper assembly. Fish wire and repair all affected surfaces. Style and color shall be selected by the owner.

73      0120030001      5 EA.      0      \$ \_\_\_\_\_

**Receptacles-Install**

Install duplex receptacles with cover plates. Fish wire and repair all affected surfaces. ONE TO SERVICE REFRIGERATOR, CABINET OUTLET TO POSSIBLY SERVICE OVERHEAD MICROWAVE, CABINET OUT LET TO SERVICE POSSIBLE GARBAGE DISPOSAL AND TWO FLOOR OUTLETS.

74      0120030004      3 EA.      0      \$ \_\_\_\_\_

**Receptacle-GFI Install**

Install a ground fault interrupt duplex receptacle with a cover plate. Fish wire and repair all affected surfaces. AT THE COUNTER TOP AREA.

**Total for: Kitchen Rear**      \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Stairway and Hallway****Drywall**

75	0060010002	1 EA.	0	\$	_____
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the ceiling with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Painting**

76	0100010001	0 EA.	0	\$	_____
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**Patch and Paint Interior**

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

**Flooring**

77	0050070005	1 EA.	0	\$	_____
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**Refinish Stairs and Railing System**

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required. TO INCLUDE VINYL TREAD COVERS ONCE COMPLETED.

78	0050060001	1 EA.	0	\$	_____
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**Install Laminate Flooring**

Install a laminate floor with a foam sheet underlayment. Flooring shall be installed as per manufacturer's installation instructions. Repair all affected surfaces. THE HALLWAY ONLY.

**Door**

79	0040050004	1 EA.	0	\$	_____
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**Door Opening-Enclose**

Dispose of the existing door and jamb and stud-in opening. Install 1/2" drywall on both sides of the framing, tape and 3 coat finish ready to paint. TO INCLUDE INSULATION.

**Electrical**

80	0120040010	1 EA.	0	\$	_____
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**Light Fixture with 3-Way Switches Stairs**

Install a ceiling mounted UL-approved, 2-bulb light fixture (\$40.00 allowance). Light shall be controlled by a pair of 3-way switches with cover plates. Switches shall be located at the top and bottom of the stairway. Fish wire and repair all affected surfaces.

81	0120030001	1 EA.	0	\$	_____
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**Wiring Custom**

Rewire exposed wiring. Fish wire and repair all affected surfaces.

**Mechanical**

82	0140020001	1 1 EA	0	\$	_____
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**Heat Duct and Register**

Remove exposed heat run and install a properly sized low velocity heat duct and register from the existing heat system. Repair all affected surfaces.

<b>Total for: Stairway and Hallway</b>				\$	_____
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**Interior | Main Structure | Single Family | Bedroom #1****Painting**

83	0100010001	1 EA.	0	\$ _____
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**Patch and Paint Interior**

Patch and paint the walls, ceiling and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

**Flooring**

84	0050010003	1 EA.	0	\$ _____
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**Install Carpet-Room**

Install FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire room. Color and pile shall be selected by owner.

**Windows**

85	0040060001	4 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Door**

86	0040050002	1 EA.	0	\$ _____
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**Door-Pre-Hung Passage**

Replace the existing door and frame (\$125.00 allowance) with a 1 3/8" pre-hung door and casing. To include all hardware and passage lock set. Style and finish shall be selected by owner. Repair all affected surfaces.

**Electrical**

87	0120040002	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

88	0120030003	3 EA.	0	\$ _____
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**Receptacles-Install Bedroom**

Install duplex receptacles with cover plates. Receptacles to be controlled by arc fault breakers in the breaker panel. Fish wire and repair all affected surfaces.

<b>Total for: Bedroom #1</b>				\$ _____
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**Interior | Main Structure | Single Family | Bedroom #2****Drywall**

<b>89</b>	<b>0060010002</b>	1 EA.	0	\$ _____
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the walls, ceiling and interior of the closet with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Flooring**

<b>90</b>	<b>0050010003</b>	1 EA.	0	\$ _____
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**Install Carpet-Room**

Install FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire room. Color and pile shall be selected by owner.

**Windows**

<b>91</b>	<b>0040060001</b>	5 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Doors**

<b>92</b>	<b>0040050002</b>	2 EA.	0	\$ _____
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**Doors-Pre-Hung Passage**

Replace the existing doors and frames (\$125.00 allowance) with 1 3/8" pre-hung doors and casing. To include all hardware and passage lock sets. Style and finish shall be selected by owner. Repair all affected surfaces.

**Electrical**

<b>93</b>	<b>0120040002</b>	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

<b>94</b>	<b>0120030003</b>	3 EA.	0	\$ _____
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**Receptacles-Install Bedroom**

Install duplex receptacles with cover plates. Receptacles to be controlled by arc fault breakers in the breaker panel. Fish wire and repair all affected surfaces.

<b>Total for: Bedroom #2</b>				\$ _____
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**Interior | Main Structure | Single Family | Bathroom 2nd Floor****Drywall**

95	0060010006	1 EA.	0	\$
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**Laminate Moisture Resistant Drywall**

Install 1/2" moisture-resistant drywall over the walls and ceiling with 2 1/2" screws or drywall nails 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jamb. Apply one coat of latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Flooring**

96	0050020001	1 EA.	0	\$
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**Floor & Vinyl Cover-Complete**

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

**Window**

97	0040060001	1 EA.	0	\$
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**Window-Vinyl Replacement**

Replace the existing window with a vinyl thermo pane replacement window (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Window shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Door**

98	0040050002	1 EA.	0	\$
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**Door-Pre-Hung Passage**

Replace the existing door and frame (\$125.00 allowance) with a 1 3/8" pre-hung door and casing. To include all hardware and passage lock set. Style and finish shall be selected by owner. Repair all affected surfaces.

**Plumbing**

99	0130040001	1 EA.	0	\$
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**Commode-Replace**

Replace existing commode with a new commode (\$200.00 allowance). Include a seat, chromed supply pipe, shut-off valve, and wax seal. Commode to be selected by owner.

100	0130040005	1 EA.	0	\$
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**Vanity-Bathroom**

Install a wood vanity cabinet and sink top with a water saving faucet (\$375.00 allowance). Include supply lines, shut-off valves, pop-up drain, complete drain system, and all necessary hardware. Vanity to be selected by owner.

101	0130040010	1 EA.	0	\$
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**Tub/Shower Fiberglass**

Replace the existing tub with a new fiberglass tub and shower unit (\$600.00 allowance) complete with lever operated, pop-up drain/overflow, PVC waste, and shut-off valves. Install a single lever, scald proof, tub/shower faucet with diverter spout and showerhead (\$145.00 allowance). Include a shower rod. Tub and faucet shall be selected by owner. Repair all affected surfaces.

**Electrical**

102	0120040012	1 EA.	0	\$
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**Medicine Cabinet & Light**

Install a medicine cabinet with mirror and light (\$150.00 allowance). Light shall be controlled with a wall switch located at the strike side of the door. Fish wire and repair all affected surfaces.

103	0120040014	1 EA.	0	\$
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**Bathroom Exhaust Vent With Light**

Install a ceiling-mounted fixture containing a single-bulb light and an exhaust fan (\$110.00 allowance). Include duct

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work vented to the exterior of structure, damper assembly, separate circuit, and two switches with gang plate located

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**104**      **0120030004**      1 EA.      0      \$ \_\_\_\_\_

**Receptacle-GFI Install**

Install a ground fault interrupt duplex receptacle with a cover plate. Fish wire and repair all affected surfaces.

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**Total for: Bathroom 2nd Floor**      \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Bedroom #3****Drywall**

105	0060010002	1 EA.	0	\$	_____
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the walls, ceiling and interior of the closet with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Flooring**

106	0050010003	1 EA.	0	\$	_____
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**Install Carpet-Room**

Install FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire room. Color and pile shall be selected by owner.

**Windows**

107	0040060001	2 EA.	0	\$	_____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Doors**

108	0040050002	2 EA.	0	\$	_____
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**Doors-Pre-Hung Passage**

Replace the existing doors and frames (\$125.00 allowance) with 1 3/8" pre-hung doors and casing. To include all hardware and passage lock sets. Style and finish shall be selected by owner. Repair all affected surfaces.

109	0040050004	1 EA.	0	\$	_____
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**Door Opening-Enclose**

Dispose of the existing door and jamb and stud-in opening. Install 1/2" drywall on both sides of the framing, tape and 3 coat finish ready to paint. TO INCLUDE INSULATION.

**Electrical**

110	0120040002	1 EA.	0	\$	_____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

111	0120030003	3 EA.	0	\$	_____
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**Receptacles-Install Bedroom**

Install duplex receptacles with cover plates. Receptacles to be controlled by arc fault breakers in the breaker panel. Fish wire and repair all affected surfaces.

<b>Total for: Bedroom #3</b>				\$	_____
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**Interior | Main Structure | Single Family | Bedroom #4****Drywall**

112	0060010002	1 EA.	0	\$ _____
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the walls, ceiling and interior of the closet with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner.

**Flooring**

113	0050010003	1 EA.	0	\$ _____
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**Install Carpet-Room**

Install FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire room. Color and pile shall be selected by owner.

**Windows**

114	0040060001	2 EA.	0	\$ _____
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Doors**

115	0040050002	2 EA.	0	\$ _____
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**Door-Pre-Hung Passage**

Replace the existing doors and frames (\$125.00 allowance) with 1 3/8" pre-hung doors and casing. To include all hardware and passage lock sets. Style and finish shall be selected by owner. Repair all affected surfaces.

**Electrical**

116	0120040002	1 EA.	0	\$ _____
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**Light Fixture and Switch**

Install a ceiling mounted, UL-approved, 2 bulb light fixture (\$40.00 allowance). Light shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

117	0120030003	3 EA.	0	\$ _____
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**Receptacles-Install Bedroom**

Install duplex receptacles with cover plates. Receptacles to be controlled by arc fault breakers in the breaker panel. Fish wire and repair all affected surfaces.

<b>Total for: Bedroom #4</b>				\$ _____
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**Interior | Main Structure | Single Family | Attic 3rd Floor****Drywall**

118	0060010002	1 EA.	0	\$
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the walls, ceiling and interior of the closet with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner. TO INCLUDE NEW 1/2 WALL.

**Flooring**

119	0050010001	1 EA.	0	\$
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**Replace Carpet-Stairway**

Replace existing floor covering with FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire stairway. Fasten carpet and pad at top and bottom of each riser. Color and pile shall be selected by owner.

120	0050010004	1 EA.	0	\$
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**Replace Carpet-Room**

Replace existing floor covering with FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire floor. Color and pile shall be selected by owner. ENTIRE ATTIC.

**Framing**

121	0040010002	1 EA.	0	\$
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**Partition-2" x 4" Non-Bearing**

Frame a half wall wall using 2" x 4" studs, 16" on center, with single top and bottom plates. TO PROTECT THE OPEN STAIRWELL TO INCLUDE FINISH CAP.

**Handrail**

122	0040040001	1 EA.	0	\$
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**Handrail Wood-Install**

Install a 2" rounded white pine handrail to cover stairway. Handrail braces shall be securely fastened to existing construction, all hardware to be included. Handrail shall be sanded smooth and finish shall be selected by owner. Repair all affected surfaces.

**Windows**

123	0040060001	7 EA.	0	\$
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**Windows-Vinyl Replacement**

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

**Electrical**

124	0120040002	3 EA.	0	\$
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**Light Fixtures and Switches**

Install ceiling mounted, UL-approved, 2 bulb light fixtures (\$40.00 allowance). Each light shall be controlled by a switch with a cover plate. Switches shall be located at the strike side of the doors. Fish wire and repair all affected surfaces.

125	0120040010	1 EA.	0	\$
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**Light Fixture with 3-Way Switches Stairs**

Install a ceiling mounted UL-approved, 2-bulb light fixture (\$40.00 allowance). Light shall be controlled by a pair of 3-way switches with cover plates. Switches shall be located at the top and bottom of the stairway. Fish wire and repair all affected surfaces.

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126	0120030003	10 EA.	0	\$ _____
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**Receptacles-Install Bedroom**

Install duplex receptacles with cover plates. Receptacles to be controlled by arc fault breakers in the breaker panel. Fish wire and repair all affected surfaces.

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**Total for: Attic 3rd Floor**      \$ \_\_\_\_\_

**Interior | Main Structure | Single Family | Basement****Drywall**

127	0060010002	1 EA.	0	\$
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**Laminate 1/2" Drywall**

Install 1/2" drywall over the walls, ceiling and interior of the closet with 2 1/2" screws or drywall nails, 8" on center. Tape and three-coat finish ready to paint. Remove molding and reinstall with extension jambs. Apply one coat of interior latex primer and two coats of interior latex paint to drywall, and two coats to the woodwork. Color shall be selected by the owner. THE BASEMENT STAIRWELL.

**Steps**

128	0040040003	1 EA.	0	\$
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**Basement Steps Replaced**

Dispose of existing steps and handrail. Construct steps using 2" x 12" stringers and 2" x 10" treads. Steps and risers shall be uniformly constructed. Install a 2" x 4" beveled handrail, one side, 32" above tread nosing. Stringers to rest on 2" x 12" pressure treated pine sill. Minimum width of steps to be 36" when the situation allows.

129	0020040002	1 EA.	0	\$
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**Steps-Concrete**

Repair the existing concrete steps at the Bilco Door area. Repair all affected surfaces. TO INCLUDE A 2" x 4" HANDRAIL TO COVER THE STEPS.

**Windows**

130	0040060005	3 EA.	0	\$
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**Vinyl Basement Windows Replace**

Replace the existing basement windows with single light, thermo pane, vinyl basement windows (.30 "U" factor or better). Insulate and caulk perimeter of the frames. Repair all affected surfaces.

**Door**

131	0040050002	1 EA.	0	\$
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**Door-Pre-Hung Passage**

Replace the existing door and frame (\$125.00 allowance) with a 1 3/8" pre-hung door and casing. To include all hardware and passage lock set. Style and finish shall be selected by owner. Repair all affected surfaces. LEADING FROM THE KITCHEN.

132	0040050006	1 EA.	0	\$
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**Door-Exterior Pre-Hung Metal**

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces. EXTERIOR ENTRANCE.

133	0040050008	1 EA.	0	\$
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**Door-Bilco With Cap**

Remove the exterior door leading to the basement. Cut the stairway walls down to an even level with the surrounding surfaces. Cap the walls with 4" of concrete to provide a base for a Bilco door. Install the new Bilco door in strict accordance with the manufacturer's specifications. The portion of concrete cap outside the edges of the door shall be sloped away from the door. Flash door into existing construction. Repair all affected surfaces.

**Plumbing**

134	0130010002	1 EA.	0	\$
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**Water Service-Copper**

Excavate below frost line, install 3/4" type "K" copper pipe, and refill trench for water service. Lay line without joints from meter hub to main shut-off valve inside structure. The installation of an expansion tank on the existing hot water tank is required as per City Code plumbing regulations. Repair all affected areas to match adjacent surfaces. Contractor shall seed and mulch affected yard areas.

135	0130010001	1 EA.	0	\$
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**Supply-Copper**

Replace all galvanized and undersized water lines in the basement beginning at the meter with type "L" rigid copper tubing, complete with full open ball valves. Repair all affected surfaces.

136	0130010005	1 EA.	0	\$ _____
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**Washing Machine Hook-Up**

Install a 2" PVC drain system with hot and cold hose bibbs to service a washing machine. Repair all affected surfaces.

137	0130030001	1 EA	0	\$ _____
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**Dryer Vent Install**

Replace the existing dryer vent system with a new vent system, vented to the exterior of structure. To include a draft free damper assembly. Repair all affected surfaces.

138	0130060001	1 EA.	0	\$ _____
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**Water Heater-40 Gallon Gas**

Replace the existing hot water tank with a 40-gallon, glass-lined, high-recovery, insulated to R-7, gas water heater with a six-year warranty. Include pressure and temperature relief valve with a copper discharge tube, discharge tube to be within 4" of the floor, vent, thimble, expansion tank when required and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. Repair all affected surfaces.

**Electrical**

139	0120010002	1 EA.	0	\$ _____
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**Electric Service-200 AMP**

Replace the existing services and panels with a new residential 200 AMP electric service. Include service head, 3-wire service, meter socket, main disconnect, 42 circuit panel board, and grounding system. Replace all exposed knob and tube and defective wiring in the entire structure. Split and label all circuits. Repair all affected surfaces. All service charges shall be the contractor's responsibility. REMOVE TWO INSTALL ONE, TO INCLUDE POWER TO THE GARAGE.

140	0120040002	4 EA.	0	\$ _____
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**Light Fixtures and Switch**

Install porcelain ceiling mounted, UL-approved, 1 bulb light fixtures (\$15.00 allowance). Lights shall be controlled by a switch with a cover plate. Switch shall be located at the strike side of the door. Fish wire and repair all affected surfaces.

141	0120040008	1 EA.	0	\$ _____
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**Exterior Light with Switch Install**

Install an exterior single bulb fixture ( \$30.00 allowance). Include a wall mounted switch with cover plate. Switch to be mounted at the strike side of the door. Fish wire and repair all affected surfaces. AT THE EXTERIOR ENTRANCE.

**Heating & Air Conditionin**

142	0140010001	1 EA.	0	\$ _____
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**Forced Air Furnace-Gas**

Replace the existing Furnace. Field measure and install a properly-sized forced air furnace complete with plenum, properly-sized hot air ducts, and cold air returns where needed. New runs shall be constructed using proper material, and shall also receive new registers. Include thermostat, filters, fan and plenum control. Provide separate power circuit and operating manual. Minimum AFUE rating of 90. Repair all affected surfaces. TO INCLUDE VENT FOR THE NEW HWT.

143	0140040001	1 EA.	0	\$ _____
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**Air Conditioning**

Field measure and install a properly-sized air conditioner, new air ducts, and cold air returns where needed. New runs shall be constructed using proper material, and shall also receive new registers. Tie the new air conditioner into the existing furnace unit and thermostat. Provide separate power circuit and operating manual. Repair all affected surfaces.

<b>Total for: Basement</b>	\$ _____
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<b>Total for: Interior</b>	\$ _____
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**Job Total Cost:** \$ \_\_\_\_\_