

WORK WRITE-UP

Date: July 2006

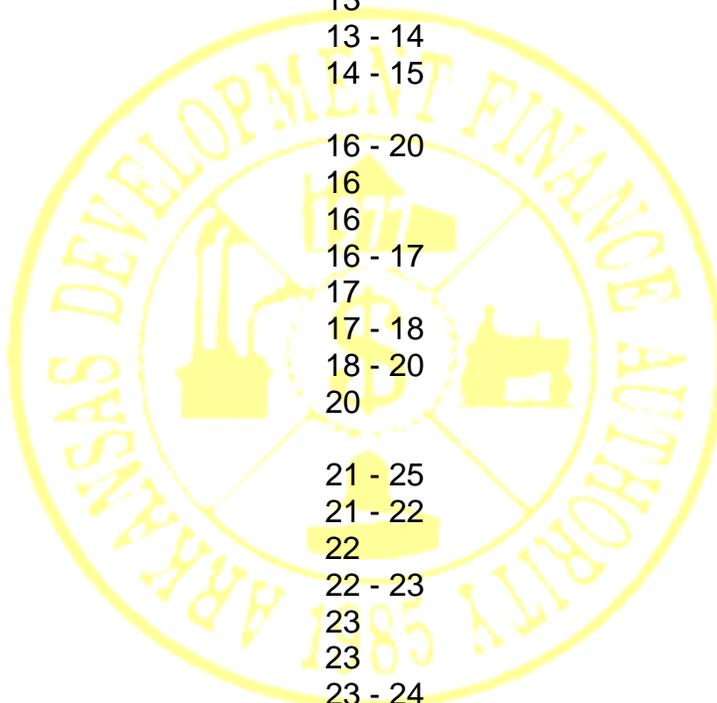
Owner:

Address:

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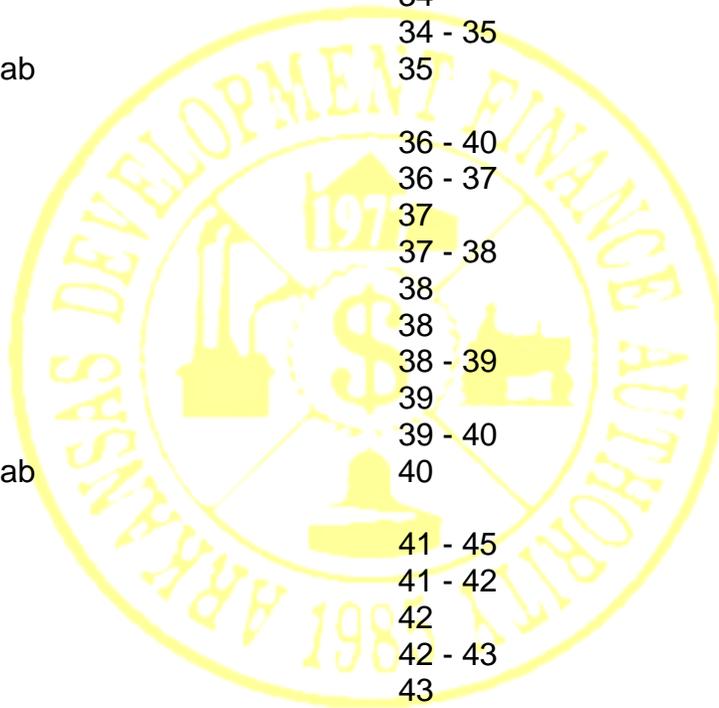
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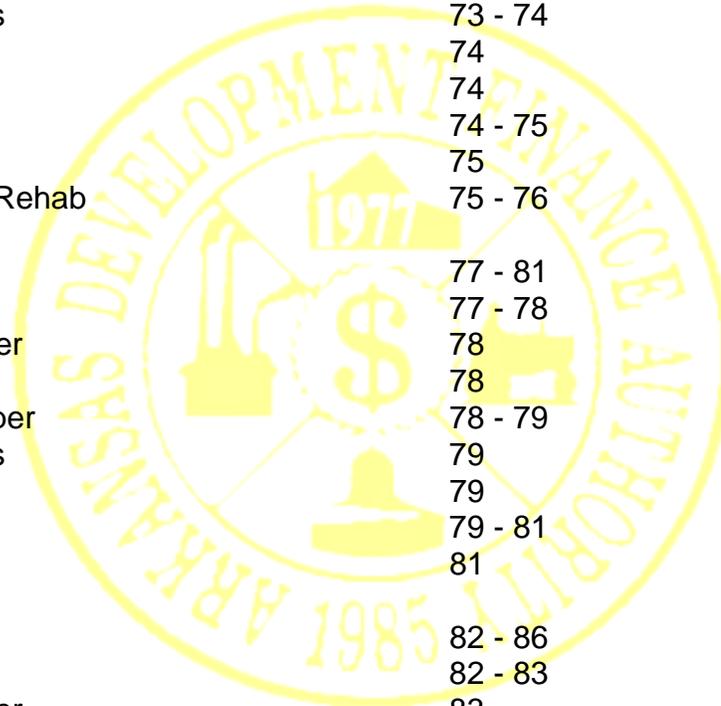
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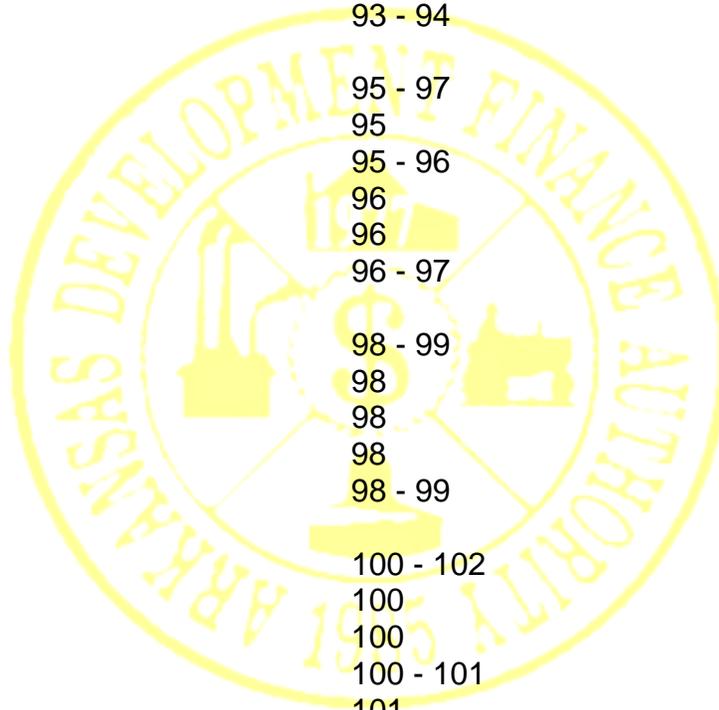
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LOCATION: GENERAL REQUIREMENTS					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 1: General Requirements					
10.1	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ Applicant Date x _____ Applicant Date		DU	\$	\$
14.1	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x _____ Contractor Date		DU		
15.1	CODE & PERFORMANCE REQUIRED The work write-up is a outline description of the requirements for a scope of work. Extensive additional details of methods and materials are contained in the Residential Building Code and the Performance Manual which is an integral part of the job requirements.		GR		
20.1	CASH ALLOWANCE – BASIS Where specified, cash allowances shall include the wholesale or "contractor's" cost of materials, including taxes, cartage and setup on construction site. The owner may select the supply house for any allowance item. Unused allowance belongs to the owner.		GR		
24.1	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's most recent specifications for working conditions, surface preparation, methods, protection and testing.		GR		
3.1	NO WORK REQUIRED This room has been inspected and requires no work.				
30.1	WALL NAMING PROTOCOLS Walls and attached components shall be identified with the letters A, B, C, D and so forth. Wall A is the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D, E, etc. To name components, for example, a window as a subset of 4 windows on the D wall, the first would window		EA		

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	is Window 1D. The last is window 4D. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Patch the upper, right side, window casing at opening D3.				
31.1	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. " Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.		GR		
32.1	SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified name brand items must 1) accompany the initial proposal, and 2) include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.		GR		
35.1	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e. SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.		GR		
36.1	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.		EA		
37.1	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create all documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.		EA		
38.1	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.		EA		
39.1	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform a manual J heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.		EA		
45.1	CONTRACTOR PRE-BID SITE VISIT The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is knowledgeable with the requirements of the local jurisdiction.		DU		
55.1	WORK TIMES Contractors and their Subcontractors shall schedule		GR		

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	working hours between 8:00 am and 6:00 pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.				
73.1	DISALLOWED MATERIALS AND METHODS The following construction materials and methods are prohibited from any job sponsored by this agency: lead paint, lead solder in drinking water supply, burning of construction debris, explosives in excavation.		GR		
77.1	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved in writing by Owner and Construction Specialist.		GR		
90.1	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.		DU		
120.1	FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.		RM		
Trade 2: Owner Participation					
210.1	OWNER TO REMOVE JUNK/DEBRIS The homeowner shall be responsible for removing all junk, trash and debris from the yard prior to construction and maintaining the yard free of such debris following construction.		EA		
215.1	OWNER TO BOX-UP BREAKABLES The homeowner shall be responsible for boxing- up exposed, breakable items prior to the day work is scheduled to begin.		EA		
220.1	OWNER-REMOVE FURN/PERS PROPERTY Owner will move and store off site all furnishings and personal property except major appliances, and the following items: _____		RM		
TOTAL FOR LOCATION: GENERAL REQUIREMENTS					\$

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LOCATION: EXTERIOR					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 4: Site Work					
465.1	REMOVE TREE AND GRIND STUMP Cut and remove tree to legal dump. Grind stump to 18" below grade. Rake yard. Install topsoil and reseed all disturbed areas.		EA	\$	\$
550.1	REGRADE FOUNDATION Rototill adjacent to foundation to a depth of 6". Provide and grade 6" of loam topsoil to create at least a 1 to 4 positive drainage away from house 4' from foundation. Seed, fertilize and roll with Kentucky-31 rye and dehydrated cow manure. Lightly water to saturation.		LF		
Trade 6: Concrete & Paving					
1045.1	STEPS AND LANDINGS—CONCRETE Excavate, level & compact to 85% a well drained subgrade. Reinforce with #10 6"x6" welded wire fabric. Form and pour 3,000 PSI, 3% air entrained, concrete steps on 12"x12" continuous footing, leading to a 4'x5' landing. Steps shall be uniform and even, 3' wide, 7-3/4" rise and 10" run. Cure with a sprayable membrane. Broom finish across direction of traffic and remove forms.		RI		
865.1	FOOTING—PIER Excavate a square, straight sided 4' deep hole below the frost line to solid bearing. Pour a 2,200 PSI, 24"x24"x18" pier footing. Cast a #4 rebar to anchor pier.		EA		
Trade 7: Masonry					
1105.1	FOUNDATION—PARGET Remove all loose broken and deteriorated material and pressure wash wall. Parget foundation wall with 3/8" coat of fiber-reinforced, waterproof cement. Match existing finish as closely as possible.		SF		
1125.1	FOUNDATION VENT Install an operable galvanized steel foundation vent protected by heavy gauge steel screening with at least 45 square inches of free open space.		EA		
1230.1	MASONRY—REPOINT Cut out mortar at least 5/8". Pressure wash all loose material with clear water. Repoint in 1/2" lifts using Portland cement mortar. Color to match as close as possible. Reinstall flashing, tool concave joints and clean brick face.		SF		
1330.1	CHIMNEY—REPOINT Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using Portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Clean mortar and other debris from adjoining surfaces.		SF		
1350.1	MASONRY CHIMNEY—REBUILD Tear down chimney to below lowest point on roof. Rebuild chimney with 4" thick solid bricks. Color to match existing as close as possible. Chimney to a height required by the		LF		

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	local code official. Install roof flashing, chimney cap and terra cotta flue liner.				
Trade 8: Metal Work					
1460.1	METAL GUARD RAIL—WROUGHT Design, fabricate, prime, topcoat and install a one-piece steel railing of 2" flat top and bottom rails and 1/4" balustrades 6" on center. Set railing at least 8" into quick setting cement.		LF		
Trade 10: Carpentry					
2585.1	SIDING--CLAPBOARD REPLACE Remove damaged siding to the joint over nearest stud. Apply matching pine siding to walls with counter sunk galvanized nails. Break all seams over studs and flash with 4" wide 15 lb felt strips. Prime ready for top coat.		SF		
2640.1	SIDING---VINYL Hang 16' long vinyl .040 thick double clapboard siding including all cornice, corner, door and window trim after replacing any deteriorated exterior building components. Allow for expansion by centering nails in slot at least 16" on center. Wrap home with Tyvek vapor/infiltration barrier and reflash all openings with Tyvek tape. Apply owner's choice of siding color, exposure and texture with 20-year warranty by Alcoa Trademark, Mill Creek, Reynolds, Grand Junction, Royal – Residential, Mastic 2 – Brentwood.		SQ		
2645.1	TRIM--WRAP WITH VINYL Replace missing or rotten trim with dimensional pine stock. Wrap all exposed trim with vinyl coil stock custom fabricated to fit.		LF		
2675.1	SIDING--ALUMINUM REPAIR Secure aluminum siding and replace missing or damaged siding, matching existing as closely as possible. Use pop rivets, as necessary.		SF		
2705.1	STUCCO—PATCH Remove damaged stucco and wire, attach wire to patch area and apply scratch, brown and color coats. Feather patch into the surrounding surface. Match color as closely as possible.		SF		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0.4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3010.1	STORM WINDOW—ALUMINUM Field measure, fabricate, caulk and install an enameled, white aluminum, double hung, triple track storm window with fiberglass screen. Storm window meeting rails must align with meeting rails on prime window and weep holes must drain.		EA		
3065.1	DOOR--REWORK EXTERIOR Plane, sand, adjust and repair exterior door jamb and lockset to assure weathertight, smoothly operating door and lock set.		EA		
3120.1	DOOR--REPL ENTRANCE HARDWARE		EA		

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	Replace exterior door mortise lock with a "Weslock Modernizer" or equal. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.				
3185.1	ENTRY DOOR--PREHUNG METAL Dispose of door and frame. Install a prehung metal, insulated, 6-panel entry door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike manufactured by Pella, Reliabuilt or Stanley StayTrue. Prime and top coat.		EA		
3186.1	ENTRY DOOR--PREHUNG FIBERGLASS Replace door with a 1-5/8" insulated, 6 panel, fiberglass entry door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike manufactured by Pella. Prime and top coat.		EA		
3210.1	STORM DOOR—ALUMINUM Install a 1-1/8" thick aluminum, combination, storm and screen door with white, baked enamel finish, top chain, door sweep, pile weatherstripping and lock.		EA		
3470.1	POST--4" X 4" Support porch roof and remove damaged post. Replace damaged deck with matching 1" pine strip flooring. Install 4"x 4" preservative treated post on a metal post chair.		LF		
3515.1	PORCH GUARD RAIL REPAIR-WOOD Replace missing and defective balusters, support posts and railing with same size stock. Prime and topcoat.		LF		
3522.1	WOOD STAIR HANDRAIL--REPLACE EXT Install preservative treated, code approved, grabable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags.		LF		
3525.1	GUARD RAIL—WOOD Dispose of railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.		LF		
3560.1	PORCH—REBUILD Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists 12" on center with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters 16" on center, 1/2" plywood deck, fiberglass shingles, aluminum gutter and downspouts and 1/4" BCX plywood ceiling. Structural lumber and deck shall be preservative treated.		SF		
3585.1	TREAD REPLACEMENT—EXTERIOR Replace tread with 1-5/8" preservative treated pine stepping stock with screw shank nails.		EA		
3590.1	STEPS/LANDING--REPL EXTERIOR Dispose of steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4"		EA		

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	PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x 6' landing, of 2"x 6"s and 2"x 4" deck. Construct a wood handrail on one side 32" above tread nosing.				
3875.1	HOUSE NUMBERS Hang a 1" x 8" painted backboard with 3" reflective house numbers where they can be readily viewed from the street.		EA		
3887.1	MAILBOX Install a PVC, black mailbox on a 4' x 4" post with half lap joint for mailbox base.		EA		
Trade 15: Roofing					
4505.1	ROOF--REPAIR AND RECOAT Cut out and repair bubbles, replace all damaged flashing and hot mop roof with 1-1/2 pounds of asphalt per square foot to provide a leak-free installation for 3 years.		SQ		
4510.1	ROOF-- 3-PLY BUILT-UP Remove gravel and debris. Install a 3-ply built-up fiberglass roof of one coated glass base sheet and two plies of Type IV fiberglass, hot mopped. Install gravel stop, flashing and vent collars with .019 aluminum. Flood coat & embed aggregate. Dispose of all debris from roof and yard. Provide a 10-year warranty.		SQ		
4580.1	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 SF of sheathing per 100 SF of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt 6" on center with a 6" head lap and 20" butt lap. Apply 36" wide, self-stick, modified bitumen underlayment under .027 aluminum flashing in valleys. Install preformed aluminum, drip edge, and rubber vent pipe boots. Hand nail a 220 lb, fiberglass, asphalt, 3 tab shingle with a 25 yr warranty Certainteed XT25, Landmark 50, Owens Corning Supreme, Elk Prestige or Timberline Ultra using a 5" offset. Replace all flashing including step, counter, valley parapet and cricket. Install shingle-over ridge vent. Color choice by owner.		SQ		
4635.1	GUTTER – 5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K-type, seamless, .027 gauge, aluminum gutter, 5" square downspouts and concrete splash blocks to service entire roof. White or brown color choice by owner.		LF		
4620.1	FLASH CHIMNEY Step flash top and down sides of chimney 1/2" into mortar joints using .027 aluminum or copper. Counter flash completed assembly with aluminum or modified bitumen. Guarantee assembly from leaks for 10 years.		EA		
4701.1	ROOF VENT--SHINGLE OVER Install a PVC, shingle over ridge vent with built-in high wind buffers.		LF		
4735.1	ROOF FLASHING—REPAIR Inspect, clean and reinstall copper or aluminum flashing to create a leak-free seam. Seal all exposed nails with roofing cement.		LF		

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Trade 19: Paint & Wallpaper					
5655.1	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Wet scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with wet sanding block. Dispose of chips. Rinse all surfaces with a hose. Spot prime. Caulk and fill holes with acrylic compound. Reglaze sash. Top coat two colors with owner's choice of premixed acrylic latex by Glidden, Spread Dura or Pratt Lambert Accolade.		SF		
5676.1	PREP & PAINT EXTERIOR TRIM Cover ground with drop cloth. Wet scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss with wet sanding block. Rinse trim with hose and let dry. Spot prime. Caulk all cracks. and top coat with owner's choice of acrylic latex semi-gloss by Glidden, Spread Dura or Pratt Lambert Accolade.		LF		
5685.1	PREP & PAINT PORCH Wet scrape all loose, peeling, cracked, blistered paint from porch, including floor, railing ceiling, posts and trim. Feather edges and dull gloss with wet sanding block. Rinse entire area with water. Let dry. Caulk all cracks. Spot prime and top coat with owner's choice of premixed acrylic latex.		SF		
Trade 22: Exterior Plumbing					
6697.1	WATER WELL—COMPLETE Drill 8" hole and case with schedule 40 PVC well casing, factory slotted well screen (.032 slot), gravel pack with Colorado silica sand (8 – 12 mesh). Install: Below ground well house, "Red Jacket" 1 HP submersible pump with control; "Wellmate" WM-25 pressure tank; ___ ft. of 1-1/4" schedule 80 drop pipe with brass couplings; ___ ft. of 12-3 w/ground submersible wire; well seal; pressure switch, gage, check valves; yard hydrant at well, and all fittings for a complete and health and building department compliant installation.		LF		
6790.1	LPG TANK--250 GALLON Install and fill a 250 gallon LPG tank on a concrete pad with straps and fuel lines in accordance with NFPA-56 "Installation of LP Gas Systems" including 10 linear feet of gas line and connection to home.		EA		
7240	SEPTIC SYSTEM—COMPLETE Coordinate and pay for a soil percolation test. Design a septic drain field for a 3 bedroom home. Bury a 1,000 gallon, steel- reinforced, concrete tank distribution box and PVC drain field/pit within the property boundary. Location and size of field to be approved and permitted in advance by the local health department. Installation shall include: excavation; placing of tank with all inlet and outlet pipes, cleanout, connection to building sewer and drain field pipes with backfill after hook-up.		EA		
Trade 23: Electric					
7640.1	WEATHERPROOF RECEPTACLE		EA		

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	Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT.				
8160.1	ENTRANCE LIGHT Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$22.		EA		
Trade 9 Environmental Rehab					
9435.1	WINDOW WRAP TROUGH/WELL AND STABILIZE After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all interior and exterior window components. Feather edges with 100 grit sponge sanding block, detergent wash, rinse and allow to dry. HEPA vacuum all visible dust and chips. Spot prime bare wood with quick drying, water-based, clear sealant and top coat with white alkyd paint. Undercut parting bead and stool molding 1/4". Back caulk and nail .027 aluminum coil stock in window well area with ring shank brads. Drill two 3/8" weep holes in storm sash. Caulk perimeter of well with siliconized acrylic.		EA		
9627.1	STABILIZE AND PAINT ACRYLIC After establishing ground containment with 6 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, caulking and glazing with curved and flat draw scrapers. Feather edges with a wet, 80 grit sponge sanding block saturated with deglossing agent. Wash with a detergent solution, rinse, allow to dry and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime, caulk and top coat with premium acrylic latex.		SF		
9640.1	LEAD BARRIER AND VINYL SIDING After establishing ground containment with 6 mil. polyethylene sheeting, mark or stencil lead-painted siding with "Lead Paint" 4" in all directions. Apply a nonwoven vapor barrier with taped seams and opening flashing to enclose the lead paint or apply rigid or fanfold insulation as a paint barrier and substrate for siding materials. Protect enclosure with ASTMB-3679 vinyl siding. Enclose all lead containing trim with vinyl or aluminum ventilating soffit panels, coil stock and field fabricated trim accessories in accordance with manufacturer's specifications. Caulk all joints and seams of lead containing trim with 20- year acrylic white caulk. HEPA vacuum all visible paint chips, dust and debris. Owner's choice of siding pattern, color and embossing.		SF		
9708.1	LEAD - REPLACE WOODEN PORCH After establishing ground containment with 6 mil. polyethylene sheeting wet mist, remove, package in polyethylene sheeting and dispose of lead-painted wooden porch. Construct an entry platform using pressure-treated 4" x 6" support posts on 12 x 12 poured footers, 2" x 8" pressure-treated joists 16" o.c., #1 fir 1" x 4" square edge		SF		

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Ow1

Unit:

	flooring and 1" x 8" d-select skirting. Install a 4" x 4" support posts, 2" x 4" beaded top rail and 2" x 4" bottom rail with 1-1/2 square balusters 4" on center along the open staircase and landing perimeter.				
9753.1	LEAD – REGRADE TOPSOIL AND SOD Mow yard 4' out from structure with a bagging mower as close to foundation as possible and dispose of waste. Install 5" of topsoil at foundation graded out 4" from foundation to 1". Fertilize and sod area. Install 3' high barricade of string on 1" x 1" stakes and marking tape. Water twice a week until 2" stand of grass is established.		SF		
9788	DISPOSE OF LEAD-PAINTED GARAGE/OUTBUILDINGS Cover adjacent ground and path to dumpster with polyethylene sheeting to capture lead paint chips. Wet mist, remove and wrap in polyethylene sheeting all lead-painted components in as large as practical pieces. Wet small debris with water and wrap in polyethylene sheeting. Transport debris to dumpster in sealed containers or by sealed chute to a sealed dumpster. HEPA vacuum any remaining visible paint chips, dust and debris in the surrounding area.		EA		
TOTAL FOR LOCATION: EXTERIOR					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: BASEMENT/UTILITIES					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 6: Concrete & Paving					
905.1	CONCRETE SLAB--PATCH Break up deteriorated slab section. Grade and compact soil to 95%. Apply a bonding agent per manufacturers specs on exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.		SF	\$	\$
Trade 7: Masonry					
1105.1	FOUNDATION--PARGET Remove all loose broken and deteriorated material. Parget foundation wall with 3/8" coat of waterproof cement. Match existing finish as closely as possible.		SF		
1170.1	BLOCK WALL REPAIR Remove damaged block and patch wall by toothing replacement block of same dimensions into wall.		SF		
1230.1	MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using Portland cement mortar. Reinstall flashing, tool concave joints and clean brick face.		SF		
1235.1	BRICK WALL REPAIR Remove damaged brick and tooth replacement brick into wall.		SF		
Trade 10: Carpentry					
2520.1	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with braces screwed 24" on center to studs and handrail.		LF		
2540.1	STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 32" above tread nosing. Rest stringers on a 2"x12" preservative treated pine sill.		EA		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45,		EA		

WORK WRITE-UP

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	one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.				
3190.1	DOOR--CRAWL SPACE ACCESS Install a 3/4" CDX plywood access door in a 2"x 4" preservative-treated frame. Provide galvanized iron hinges and hasp.		EA		
Trade 16: Conservation					
4955.1	VAPOR BARRIER--CRAWL SPACE Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with clear polyethylene tape.		SF		
Trade 21: HVAC					
6002.1	HVAC--GENERAL REQUIREMENTS Equipment shall operate safely without leakage, noise, or vibration. All penetration of building components shall be neat, sleeved and fire stopped and shall not compromise structural integrity. Contractor shall submit manual J heat loss calculation and a diagram showing equipment selection and proposed layout of distribution system within 10 days of bid award.		GR		
6015.1	HVAC ADJUST Clean, inspect, oil and adjust heating equipment and controls. Replace filter. Report any recommended part replacement to owner.		EA		
6037.1	FURNACE--GAS REPLACE Replace an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of 86 to existing plenum and gas line. Include set back thermostat, (Lux 7x9000 or Honeywell CT 2700) flue pipe and shut-off valve. Size furnace per manual J heat loss analysis. Provide power wiring, operating manual and manufacturer's warranty.		EA		
6050.1	FURNACE & DUCT--GAS: 80,000 BTU Install 80,000 BTU intermit. pilot, forced air furnace complete with plenum, supply duct, galvanized return duct connected to wall registers, to service all rooms. Include setback thermostat, filter, fan and plenum control. Connect thimble breaching to chimney per code. Provide separate power circuit & operating manual. System to maintain 70 F indoor temp when outside temp is -10 F. Min AFUE rating of 86.		EA		
6100.1	GAS HEAT, ELECTRIC A/C Install an intermittent pilot, gas, forced air furnace with electric cooling package. Include galvanized return, insulated supply, wall registers, concrete pad, set back controls and all accessories for complete installation. Unit shall be sized to efficiently heat and cool structure with a AFUE of 86 and COP of 4.0.		EA		
6170.1	HEAT PUMP--REPLACE Remove heat pump to legal landfill after removing all CFC and HCFCs. Install a split system, single stage scroll compressor, Puron Refrigerant heat pump with 10 kw backup heat and a 10-year warranty with a minimum SEER 13, sized per the manual J calculations. System to maintain		EA		

WORK WRITE-UP

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Owner:

Address:

Unit:

	70° indoor temperature in all rooms measured 5' O.F.F. when outside temperature is 100° F.				
6380.1	SETBACK THERMOSTAT Install Lux 7x 9000 or Honeywell CT 2700 or preapproved equivalent with the following winter settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
6415.1	DRYER VENT Install a PVC coated wire duct from the dryer exhaust to an aluminum weather head including a air backflow preventer.		EA		
Trade 22: Plumbing					
6612.1	WATER SERVICE--COPPER K LINE Excavate to 36", lay 1" type K, copper pipe and refill trench for water service. Lay line without joints from meter hub to main shut-off valve inside structure. Contractor to apply and pay for all permits, repair concrete cuts and coordinate installation of new meter. Owner to pay all water tap fees. Backfill, seed and mulch disturbed yard areas.		LF		
6635.1	SUPPLY—COPPER Install type L rigid copper supply lines to fixtures with silver/tin solder. No solder containing lead is allowed. Install 3/4" pipe to branches and provide shut off valves at all fixtures. Provide dielectric unions at iron pipe joints.		LF		
6645.1	SHUT-OFF VALVE Install a PVC or chromed brass shut-off valve on existing fixture supply line.		EA		
6705.1	WASTE LINES--INSPECT, REPORT Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.		AL		
6710.1	WASTE LINE—SNAKE Power snake drain to clear lines for fixtures to main street sewer.		EA		
6715.1	DRAIN, WASTE, VENT—PVC Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.		LF		
6735.1	SEWER SERVICE--4" PVC Install a 4" PVC sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required. Regrade yard in work area, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and road repairs. Owner to pay for sewer tap fees.		LF		
6763.1	GAS LINE--PRESSURE TEST Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.		EA		
6765.1	GAS LINE Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed		LF		

WORK WRITE-UP

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Owner:

Address:

Unit:

	fittings. Install brass stop valves at all equipment.				
6775.1	GAS SHUT-OFF VALVE Install bronze, square head, gas cock valve for fixture.		EA		
6785.1	GAS DRYER HOOK UP Install schedule 40 black iron pipe and gas cock to dryer location. Install metal exhaust vent to exterior of structure with draft prevention wall cap.		EA		
7055.1	DISCHARGE TUBE Install temperature and pressure relief discharge tube on water heater. Bottom of tube shall be within 6" of floor or to outside of structure.		EA		
7065.1	WATER HEATER--30 GALLON GAS Replace a 30 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, 3" vent, thimble, and gas piping from shut-off valve to fixture.		EA		
7070.1	WATER HEATER--40 GALLON GAS Replace a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, 3" vent, thimble, and gas piping from shut-off valve to fixture.		EA		
7080.1	WATER HEATER--30 GAL. ELECTRIC Replace a 30 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with a 12 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.		EA		
7085.1	WATER HEATER--40 GAL. ELECTRIC Replace a 40 gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 12 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.		EA		
7115.1	LAUNDRY TUB--SNGL BOWL REPLACE Replace a single bowl, 24" fiberglass laundry tray to fit under faucet. Hook up waste line.		EA		
7120.1	DRIPLESS CENTER--WASHER HOOK UP Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine.		EA		
7125.1	FAUCET--LAUNDRY TUB Install a two handle, brass faucet with hose threading on laundry tub.		EA		
7190.1	WATER SUPPLY--1 BATH HOUSE Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, plumbing code-compliant, fully usable, and include shut-off valves, chromed fixture supply lines & air gaps.		EA		
7210.1	DRAIN/WASTE/VENT--1 BATH HOUSE		DU		

WORK WRITE-UP

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Owner:

Address:

Unit:

	Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or cast iron DWV lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.				
Trade 23: Electric					
7465.1	ELECTRIC SERVICE--100 AMP Replace a 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.		EA		
7475.1	ELECTRIC SERVICE--200 AMP Replace a 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.		EA		
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7615.1	WASHER CIRCUIT 110\20 AMP Install a flush or surface mounted duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper Romex.		EA		
7620.1	DRYER CIRCUIT--30 AMP Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently		EA		
7811.1	CARBON MONOXIDE DETECTOR Install a hard wired, constant report, electrochemical CO detector with a peak level memory battery back-up and a 5 year warranty (Kiddie Nighthawk 9000 series).		EA		
TOTAL FOR LOCATION: BASEMENT/UTILITIES					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 1 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

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Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

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Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

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Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

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Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTALS FOR LOCATION: INTERIOR ROOM #1					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 2 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #2					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 3 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #3					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 4 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #4					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 5 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTALS FOR LOCATION: INTERIOR ROOM #5					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 6 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #6					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 7 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #7					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 8 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #8					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 9 BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #9					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: INTERIOR ROOM # 10 _____ BY _____					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2355.1	FLOOR--PATCH TONGUE AND GROOVE Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Buff floor with 80 grit sanding screen, vacuum and tack rag. Apply 3 coats of water-based polyurethane floor varnish to patched area.		SF		
2410.1	BASEBOARD--1"X4" Install 1"x4", #2 grade pine base with finish nails or tee headed brads.		LF		
2415.1	SHOE MOLDING Install back caulked, pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.		LF		
2775.1	SASH LOCK Screw a brass plated sash lock on double hung window to tightly draw sash together.		EA		
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR		
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	carpeting.				
3275.1	PASSAGE LOCK Install a brass plated, 2-1/2" back set door knob set.		EA		
3280.1	LOCKSET—BEDROOM Install a back set, brass plated privacy lock set.		EA		
3310.1	TRIM--DOOR SET FINGER JOINTED Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger jointed pine.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3375.1	DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.		EA		
4010.1	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.		EA		
4015.1	CLOSET SHELF—WOOD Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.		LF		
4160.1	CLOSET—BEDROOM Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish/2" gypsum to both sides of the 12" on center 2"x3" framing. Hang a 3'x 6'8" louvered pine bifold door including overhead track and hardware. Install a coated wire shelf and hanger rod supported 2' on center and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.		EA		
Trade 16: Conservation					
4805.1	WEATHERSTRIP WINDOW Weatherstrip both sash of double hung window with spring zinc or bronze weatherstripping to create a positive seal.		EA		
4810.1	WEATHERSTRIP DOOR Weatherstrip wood door with spring bronze and a vinyl door sweep.		EA		
Trade 17: Drywall & Plaster					
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall and ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5305.1	DRYWALL-FUR/HANG/FINISH/PAINT Fur surface with 1"x3" wood or metal furring strips. Hang, tape, and 3-coat finish, 1/2" drywall, screwed 8" on center. Sand finish to match adjoining rooms. Prime and top coat with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5550.1	PREP & PAINT WOOD FLOOR Scrape and rough sand with 36 grit paper and a 16" floor buffer, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish of _____.		RM		
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5965.1	CARPET AND PAD—REMOVE Remove carpet, pad, metal edge strips and tack strips to a code legal dump.		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

5970.1	CARPET AND PAD Install FHA approved, 30 oz. nylon, plush carpet over a 1/2", 6 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SY		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
6380.1	SETBACK THERMOSTAT Install Enerstat model K4 or preapproved equivalent with the following settings: 6:00-8:00 a.m. 67 degrees F 8:00 a.m. - 4:30 p.m. 62 degrees F 4:30-10:30 p.m. 68 degrees F 10:30 p.m. - 6:00 a.m. 62 degrees F.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7561.1	RECEPTACLE CIRCUIT BREAKER--ARC FAULT Replace circuit breaker with arc fault breaker.		EA		
7565.1	RECEPTACLE--WIRE 15 AMP Install an ivory, duplex, 15 amp receptacle and metal cover plate using copper Romex. Fish wire and repair all tear out.		EA		
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7695.1	SWITCH WALL RECEPTACLE Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper Romex in same stud space as switch, adjacent to door.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a glass light fixture globe on ceiling fixture.				
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
Trade 9: Environmental Rehab					
9161.1	STABILIZE WALL, CEILING AND TRIM After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Aggressively wet scrape all loose paint, wallpaper and plaster with a draw scraper. Feather edges with a 100 grit sponge sanding block. Detergent wash, rinse and HEPA vacuum all visible chips and dust. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint per manufacturer's instructions.		SF		
9198.1	LAMINATE LEAD 3/8" GYPSUM After establishing floor containment with 4 mil. polyethylene sheeting, wet mist, remove, wrap polyethylene sheeting and dispose of lead-painted ranch or ogee base molding. Mark or stencil "Lead Paint" at 4' intervals. Hang, tape and 3-coat finish 3/8" gypsum over surface using screws 8" on center and 1/4" adhesive beads 16" on center. Run gypsum horizontal. Caulk all penetrations and butt seams at door and window casing and base molding with siliconized acrylic. Install 3/8" ogee at baseboard. Prime with gypsum primer and a premium acrylic latex topcoat. HEPA vacuum any visible paint chips, dust and debris.		SF		
9366.1	FLOOR ENCLOSURE - UNDERLAYMENT/SHEET GOODS Mark "Lead Paint" at 4' intervals. Install 5/16" underlayment grade plywood, using adhesive and 7d screw shank or cement coated nails, 6" in all directions. Install .07" thick, 12' wide, backed vinyl sheet goods with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, show or vinyl base around perimeter. Owner's choice of in-stock color/pattern.		SY		
9371	FLOOR ENCLOSURE - UNDERLAYMENT, CARPET, PAD Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood with 16' on center adhesive beads and 7d screw shank nails or screws, 6" on center in all directions. Butt seams tight to perimeter wall to contain future lead dust. Lay 30 oz. nylon, plush carpet over 5/16", 6 lb, rebond polyurethane pad. Owner's choice of in-stock color/pattern.		SY		
TOTAL FOR LOCATION: INTERIOR ROOM #10					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: KITCHEN BY					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk. Prime ready to paint.		EA	\$	\$
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2840.1	TRIM--WINDOW SET, INTERIOR Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.		EA		
2880.1	WOOD SASH--DOUBLE GLAZED Field measure, order and install a double glazed, wood, replacement sash that matches the existing million configuration including vinyl replacement channels. Prime both sides.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on jamb. Include privacy lockset and 2 butt hinges.		EA		
3705.1	CABINETS—REPAIR Repair base and hanging cabinets by rehang plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with heavy duty detergent.		LF		
3715.1	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Owner's choice of two in-stock designs with allowance of \$60 per LF.		LF		
3725.1	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood		LF		

WORK WRITE-UP

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Owner:

Address:

Unit:

	stiles, 1/4" plywood sides, metal or plastic corner bracing. Owner's choice of manufacturer's Kitchen Classics - Select, Premier or IKEA in stock designs with allowance of \$55 per LF.				
3750.1	COUNTER TOP--PLASTIC LAMINATE Field measure and screw to base cabinet a post formed, plastic laminate counter top. Provide cutout for sink. Seal exposed chipboard with water-based, high gloss, polyurethane finish. Owner's choice of in-stock color and texture with allowance of \$12 per LF.		LF		
4105.1	FLOOR SYSTEM--BATH/KITCHEN Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 5/8" CDX subfloor, 5/16" BCX plywood underlayment, 1/8" vinyl composition tile finish flooring, and vinyl base trim.		SF		
4135.1	BOX-IN DUCT/PIPE Construct a bulkhead of 2"x 3" or 2"x 4" pine around duct or pipe using adhesive and screws. Hang, tape and 3 coat finish 1/2" gypsum using adhesive and screws.		LF		
4140.1	SOFFIT—INTERIOR Frame soffit with 2"x 3" or 2"x 4" and install 1/2" drywall with beaded edges, taped and 3 coat finished, ready for paint. Length of soffit to equal length of wall cabinets. Height of soffit to allow 18" between base and wall cabinet, and for 30" wall cabinet. If joists run in same direction as soffit, install framing pieces 16" on center across ceiling joists for nailing face of soffit.		LF		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Screw gypsum surface 6" on center. Scrape loose seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.		SF		
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.		SF		
5235.1	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive over structural members. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.		SF		
5270.1	DRYWALL--1/2" Hang, tape and 3-coat finish 1/2" drywall with screws 8" on center. Run boards with long dimension horizontal. Sand ready for paint.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing		SF		

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Owner:

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Unit:

	at least 1/16" for finish coat. After 24 hour cure, apply finish coat.				
Trade 18: Ceramic Tile					
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5490.1	PREP & PAINT SURFACE—GLOSS Remove/cover hardware, fixtures, accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex primer. Top coat with owner's choice of premixed acrylic latex by _____ . Replace or uncover hardware, fixtures and accessories.		SF		
5500.1	PREP & PAINT INTERIOR TRIM Remove or cover hardware/surfaces not to be painted. Wet scrape loose, cracked, peeling and blistered paint from all trim including doors, sash, and radiators. Feather edges and dull gloss with wet sanding. Clean oil, grease, dirt and dust from trim. Fill holes and caulk cracks. Spot prime. Apply one topcoat of acrylic latex enamel by _____ . Finish type and color choice by owner.		SF		
5525.1	PREP & STAIN CABINET Prepare cabinet by removing hardware, degreasing with alcohol and finish sanding with 100 grit paper. Apply 2 coats of high gloss polyurethane varnish containing a light stain. Replace hardware with owner's choice with a \$2 allowance each.		LF		
5555.1	PREP/PAINT KITCHEN--SEMI GLOSS Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.		RM		
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5925.1	UNDERLAY & VINYL SHEET GOODS		SF		

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Owner:

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Unit:

	Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 12' wide, 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.				
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
Trade 22: Plumbing					
6645.1	SHUT-OFF VALVE SHUT-OFF VALVE Install a PVC or chromed brass shut-off valve on fixture supply line.		EA		
6720.1	TRAP—REPLACE Replace trap and all corroded waste line from wall stub out to fixture with PVC or polypropylene.		EA		
6805.1	FAUCET REPAIR—KITCHEN Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.		EA		
6810.1	FAUCET--KITCHEN SNGL CONTROL Install a chromed metal, single lever, washerless faucet with a lifetime, drip-free guarantee and maximum flow of 2 gallons per minute.		EA		
6835.1	SINK--DOUBLE BOWL COMPLETE Install a 33"x22"x6" double bowl, 23 gauge stainless steel, self-rimming kitchen sink including a chromed, metal body faucet with a 15 year drip- free warranty, PVC trap, supply lines, and brass shut-off valves.		EA		
6844.1	GARBAGE DISPOSAL Rework waste line to accommodate a continuous feed garbage disposal controlled by a wall-mounted switch on a separate electric circuit. Allowable models: Kenmore 42-6051 3/4 hp with 7-year warranty; WasteKing 3/4 stainless steel; InSink Errator 555-3/4.		EA		
6846.1	DISHWASHER Install owner's choice of 24 automatic dishwasher with a \$250 material only allowance. Include waste and supply line per manufacturer's specifications.		EA		
Trade 23: Electric					
7560.1	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory metal cover plate.		EA		
7575.1	20 AMP CIRCUIT—RECEPTACLE Install 20 amp, ivory, duplex receptacle with a matching plastic cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out.		EA		
7595.1	RECEPTACLE--GFCI COUNTERTOP 15 AMP Install a flush mounted, ground fault circuit interrupted,		EA		

WORK WRITE-UP

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Owner:

Address:

Unit:

	ivory, duplex receptacle and ivory cover plate using #14 copper Romex, controlled by a 15 amp circuit breaker. Fish wire and repair all tear out.				
7675.1	SWITCH REPLACE Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE Install a glass light fixture globe on ceiling fixture.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7750.1	FLUORESCENT LIGHT FIXTURE Install a 4 tube, 40 watt, surface mounted 48"x16" fluorescent fixture with acrylic diffuser and energy efficient ballast. \$80 fixture allowance.		EA		
7835.1	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 10 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color. \$175 fixture allowance.		EA		
8005.1	PHONE OUTLET Install a plaster ring and phone jack. Stapled, surface-mounted, wire is acceptable.		EA		
Trade 25: Appliances					
8415.1	GAS STOVE – 30" Dispose of old stove. Install a white, 30" wide, pilotless, gas stove including clock, oven light, gas and electrical connections.		EA		
8440.1	ELECTRIC STOVE – 30" Dispose of old stove. Install a white, 30" wide, self-cleaning, electric stove including clock, oven light, and electrical connections.				
8475.1	REFRIGERATOR – 18 CF FROST FREE Dispose of old refrigerator. Install an Energy Star rated, 2 door, top freezer, white, frost-free refrigerator with at least 17.5 cubic feet.				
Trade 9: Environmental Rehab					
9588.1	STABILIZE CABINET After establishing floor containment with 4 mil. polyethylene sheeting, mist defective paint with water to the point of saturation. Remove deteriorated paint by wet scraping.		LF		

WORK WRITE-UP

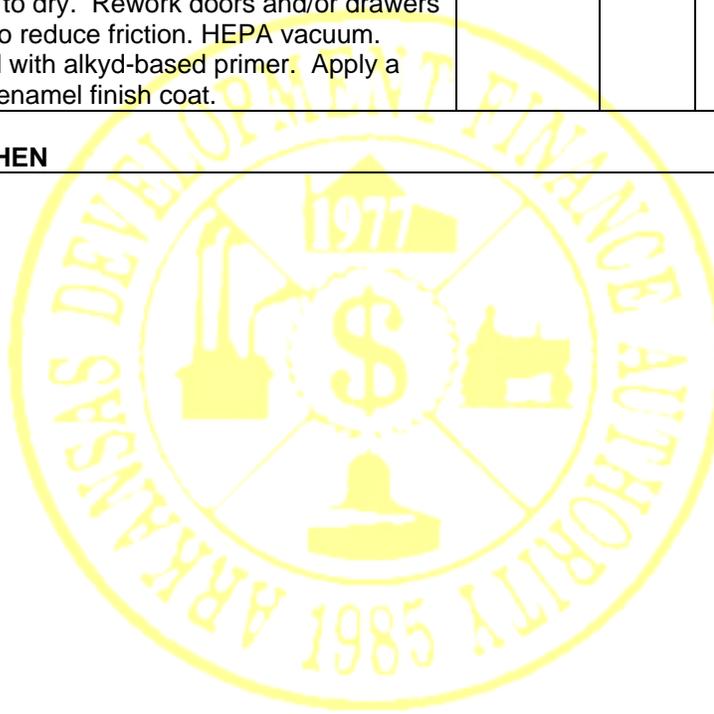
Date: July 2006

Owner:

Address:

Unit:

	Feather edges with 100 grit foam sanding block. Detergent wash, rinse and allow to dry. Rework doors and/or drawers and adjust hardware to reduce friction. HEPA vacuum. Spot prime bare wood with alkyd-based primer. Apply a minimum of 1 coat of enamel finish coat.				
TOTAL FOR LOCATION: KITCHEN					\$



WORK WRITE-UP

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Owner:

Address:

Unit:

LOCATION: BATHROOM #1					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR	\$	\$
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.		EA		
3285.1	LOCKSET—BATHROOM Install a back set, privacy lockset with a brass plated exterior knob and a chrome plated interior knob.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3680.1	TUB SURROUND—PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant silicon caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. \$200 material allowance.		EA		
3810.1	TOWEL BAR Install a 16" chrome plated steel towel bar, screwed securely to studs.		EA		
3825.1	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves. \$50 material allowance.		EA		
3835.1	ACCESSORY SET--6 PIECE CHROME Install a chrome plated steel bathroom accessory set		EA		

WORK WRITE-UP

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Address:

Unit:

	consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.				
4125.1	LOWER CEILING-FRAME & DRYWALL Use 2"x 4" ceiling joists and 2"x 8" beams (if necessary) to lower ceiling framing to 8'6" above finish floor. Hang, tape and 3 coat finish 1/2" drywall. Run perpendicular to ceiling joists. Glue and double screw 8" on center. Prime and top coat with white acrylic latex.		SF		
4150.1	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.		EA		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.		SF		
5245.1	DRYWALL--LAMINATE WATER RESIST Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.		SF		
5280.1	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.		SF		
Trade 18: Ceramic Tile					
5405.1	CERAMIC TILE--REGROUT, CAULK Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-Portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5410.1	CERAMIC TILE—REPAIR Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. RegROUT entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5560.1	PREP & PAINT BATHROOM		RM		

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Owner:

Address:

Unit:

	Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.				
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5930.1	UNDERLAY & VINYL SHEET GOODS Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 12' wide, 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.		SF		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
Trade 22: Plumbing					
6645.1	SHUT-OFF VALVE SHUT-OFF VALVE Install a PVC or chromed brass shut-off valve on fixture supply line.		EA		
6865.1	FAUCET REPAIR—BATH Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.		EA		
6875.1	FAUCET--LAVATORY SINGLE LEVER Install a washerless, single control, metal bodied faucet with a 20-year drip-free warranty. Include chromed brass shut off valves and trap if required to complete installation.		EA		
6880.1	LAVATORY--SECURE WALL HUNG Remove lavatory from wall. Install additional 2"x6" backer in the wall. Repair wall with 1/2" gypsum. Secure existing bracket and rehang the lavatory level and secure.		EA		
6890.1	LAVATORY--WALL HUNG COMPLETE Install white, vitreous china, 18"x15" wall hung lavatory including metal bodied, water saving, 20 year drip-free, single lever faucet, trap, chrome legs, supply and shut-off valves.		EA		
6900.1	VANITY--24" COMPLETE		EA		

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Unit:

	Install a 24" vanity complete with plywood cabinet, cultured marble top with integral bowl, dual control, brass bodied, 20-year, drip-free faucet, supply risers, brass shut-off valves and all required trap and waste connectors to complete the installation. Owner's choice of color. \$250 allowance for all material.				
6945.1	BATHTUB--5' FIBERGLASS COMPLETE Install a 5' white, formed fiberglass, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower, anti-scald diverter and water saving showerhead.		EA		
6965.1	SHOWERSTALL—FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal single lever shower diverter, shower rod and Delta 6122 showerhead.		EA		
7000.1	TOILET SEAT Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.		EA		
7005.1	COMMODE—REFURBISH Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.		EA		
7175.1	BATH--2 FIXTURE (COMMODE, LAV) Rough in PVC waste and vent, and copper supply to a close Coupled elongated white commode by TOTO and a 24" plywood vanity housing a vitreous china top and a metal bodied dual control faucet. Install a chromed metal 5-piece accessory set and surface-mounted metal medicine cabinet.		EA		
7180.1	BATH--3/4 (COMM/LAV/SHOWER) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and an fiberglass shower with an integrated base. Rough in with PVC waste and vent and copper supply. Install metal single lever faucets on lavatory and shower with 15 year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7190.1	BATH—3 PIECE (COMM/LAV/TUB) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and a 5' formed fiberglass tub. Rough in with PVC waste and vent and copper supply. Install metal double handled, anti-scald faucets on lavatory and shower with 15-year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7285.1	COMMODE--HIGH RISE ADAPTOR Install a clamp-on toilet seat adaptor with side grab bar to elevate toilet seat level to at least 24" off finish floor.		EA		
7290.1	SHOWER—HANDICAPPED Install a 3'x4' showerstall designed for handicapped use. Floor shall be non-slip with a maximum 1/2" lip at entrance. Include hinged seat 19" off floor and a 1-1/2" outside diameter chrome grab bar on opposite wall. A single lever, anti-scald control valve shall feed a fixed showerhead and a hand held shower with 5' of stainless steel wrapped hose,		EA		

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Unit:

	through a single lever diversion valve.				
7295.1	MIRROR & SHELF—HANDICAPPED Install a 6" x 24" chrome shelf 40" off finish floor, above the lavatory. Install a 24" x 30" tempered glass mirror above shelf with a 5 degree angle toward the lavatory.		EA		
7300.1	LAVATORY & FAUCET—HANDICAPPED Install a stainless steel or ceramic wall hung lavatory with the following dimensions: at least 19" wide, at least 22" from wall to front, and no more than 8" deep. Provide anti-scald, single lever controls and insulate the hot supply line and all visible sections of the waste line and trap with foam insulation.		PR		
Trade 23: Electric					
7590.1	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper Romex. Fish wire and repair all tear out.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE Install a glass light fixture globe on ceiling fixture.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7816.1	FIXTURE--HEAT, LIGHT, VENT Install a ceiling mounted fixture containing a 1200 watt, forced air heater, a single bulb light fixture, and an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 3 manufacturer-supplied switches on an independent 20 amp circuit, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and patch all tear out.		EA		
7818.1	FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and repair tear out.		EA		
TOTAL FOR LOCATION: BATHROOM #1					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: BATHROOM #2					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR	\$	\$
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.		EA		
3285.1	LOCKSET—BATHROOM Install a back set, privacy lockset with a brass plated exterior knob and a chrome plated interior knob.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3680.1	TUB SURROUND—PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant silicon caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. \$200 material allowance.		EA		
3810.1	TOWEL BAR Install a 16" chrome plated steel towel bar, screwed securely to studs.		EA		
3825.1	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves. \$50 material allowance.		EA		
3835.1	ACCESSORY SET--6 PIECE CHROME Install a chrome plated steel bathroom accessory set		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.				
4125.1	LOWER CEILING-FRAME & DRYWALL Use 2"x 4" ceiling joists and 2"x 8" beams (if necessary) to lower ceiling framing to 8'6" above finish floor. Hang, tape and 3 coat finish 1/2" drywall. Run perpendicular to ceiling joists. Glue and double screw 8" on center. Prime and top coat with white acrylic latex.		SF		
4150.1	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.		EA		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.		SF		
5245.1	DRYWALL--LAMINATE WATER RESIST Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.		SF		
5280.1	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.		SF		
Trade 18: Ceramic Tile					
5405.1	CERAMIC TILE--REGROUT, CAULK Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-Portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5410.1	CERAMIC TILE—REPAIR Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. RegROUT entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5560.1	PREP & PAINT BATHROOM		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.				
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5930.1	UNDERLAY & VINYL SHEET GOODS Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 12' wide, 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.		SF		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
Trade 22: Plumbing					
6645.1	SHUT-OFF VALVE SHUT-OFF VALVE Install a PVC or chromed brass shut-off valve on fixture supply line.		EA		
6865.1	FAUCET REPAIR—BATH Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.		EA		
6875.1	FAUCET--LAVATORY SINGLE LEVER Install a washerless, single control, metal bodied faucet with a 20-year drip-free warranty. Include chromed brass shut off valves and trap if required to complete installation.		EA		
6880.1	LAVATORY--SECURE WALL HUNG Remove lavatory from wall. Install additional 2"x6" backer in the wall. Repair wall with 1/2" gypsum. Secure existing bracket and rehang the lavatory level and secure.		EA		
6890.1	LAVATORY--WALL HUNG COMPLETE Install white, vitreous china, 18"x15" wall hung lavatory including metal bodied, water saving, 20 year drip-free, single lever faucet, trap, chrome legs, supply and shut-off valves.		EA		
6900.1	VANITY--24" COMPLETE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a 24" vanity complete with plywood cabinet, cultured marble top with integral bowl, dual control, brass bodied, 20-year, drip-free faucet, supply risers, brass shut-off valves and all required trap and waste connectors to complete the installation. Owner's choice of color. \$250 allowance for all material.				
6945.1	BATHTUB--5' FIBERGLASS COMPLETE Install a 5' white, formed fiberglass, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower, anti-scald diverter and water saving showerhead.		EA		
6965.1	SHOWERSTALL—FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal single lever shower diverter, shower rod and Delta 6122 showerhead.		EA		
7000.1	TOILET SEAT Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.		EA		
7005.1	COMMODO—REFURBISH Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.		EA		
7175.1	BATH--2 FIXTURE (COMMODO, LAV) Rough in PVC waste and vent, and copper supply to a close Coupled elongated white commode by TOTO and a 24" plywood vanity housing a vitreous china top and a metal bodied dual control faucet. Install a chromed metal 5-piece accessory set and surface-mounted metal medicine cabinet.		EA		
7180.1	BATH--3/4 (COMM/LAV/SHOWER) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and an fiberglass shower with an integrated base. Rough in with PVC waste and vent and copper supply. Install metal single lever faucets on lavatory and shower with 15 year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7190.1	BATH—3 PIECE (COMM/LAV/TUB) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and a 5' formed fiberglass tub. Rough in with PVC waste and vent and copper supply. Install metal double handled, anti-scald faucets on lavatory and shower with 15-year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7285.1	COMMODO--HIGH RISE ADAPTOR Install a clamp-on toilet seat adaptor with side grab bar to elevate toilet seat level to at least 24" off finish floor.		EA		
7290.1	SHOWER—HANDICAPPED Install a 3'x4' showerstall designed for handicapped use. Floor shall be non-slip with a maximum 1/2" lip at entrance. Include hinged seat 19" off floor and a 1-1/2" outside diameter chrome grab bar on opposite wall. A single lever, anti-scald control valve shall feed a fixed showerhead and a hand held shower with 5' of stainless steel wrapped hose,		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	through a single lever diversion valve.				
7295.1	MIRROR & SHELF—HANDICAPPED Install a 6" x 24" chrome shelf 40" off finish floor, above the lavatory. Install a 24" x 30" tempered glass mirror above shelf with a 5 degree angle toward the lavatory.		EA		
7300.1	LAVATORY & FAUCET—HANDICAPPED Install a stainless steel or ceramic wall hung lavatory with the following dimensions: at least 19" wide, at least 22" from wall to front, and no more than 8" deep. Provide anti-scald, single lever controls and insulate the hot supply line and all visible sections of the waste line and trap with foam insulation.		PR		
Trade 23: Electric					
7590.1	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper Romex. Fish wire and repair all tear out.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE Install a glass light fixture globe on ceiling fixture.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7816.1	FIXTURE--HEAT, LIGHT, VENT Install a ceiling mounted fixture containing a 1200 watt, forced air heater, a single bulb light fixture, and an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 3 manufacturer-supplied switches on an independent 20 amp circuit, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and patch all tear out.		EA		
7818.1	FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and repair tear out.		EA		
TOTALS FOR LOCATION: BATHROOM #2					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: BATHROOM #3					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2785.1	SASH CORDS Install nylon reinforced cotton sash cords or chain to sash and counterweights.		PR	\$	\$
2795.1	WINDOW REPAIR Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.		EA		
2810.1	GLASS REPLACE--WOOD SASH Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
3260.1	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.		EA		
3285.1	LOCKSET—BATHROOM Install a back set, privacy lockset with a brass plated exterior knob and a chrome plated interior knob.		EA		
3345.1	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.		EA		
3360.1	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luan door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.		EA		
3680.1	TUB SURROUND—PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant silicon caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners. \$200 material allowance.		EA		
3810.1	TOWEL BAR Install a 16" chrome plated steel towel bar, screwed securely to studs.		EA		
3825.1	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves. \$50 material allowance.		EA		
3835.1	ACCESSORY SET--6 PIECE CHROME Install a chrome plated steel bathroom accessory set		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.				
4125.1	LOWER CEILING-FRAME & DRYWALL Use 2"x 4" ceiling joists and 2"x 8" beams (if necessary) to lower ceiling framing to 8'6" above finish floor. Hang, tape and 3 coat finish 1/2" drywall. Run perpendicular to ceiling joists. Glue and double screw 8" on center. Prime and top coat with white acrylic latex.		SF		
4150.1	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.		EA		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.		SF		
5245.1	DRYWALL--LAMINATE WATER RESIST Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.		SF		
5280.1	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.		SF		
Trade 18: Ceramic Tile					
5405.1	CERAMIC TILE--REGROUT, CAULK Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-Portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5410.1	CERAMIC TILE—REPAIR Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. RegROUT entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations.		SF		
5425.1	CERAMIC FLOOR TILE Lay owner's choice of \$1/SF ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex- Portland grout. Clean floor and apply mildew resistant white or clear silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at doors.		SF		
Trade 19: Paint & Wallpaper					
5560.1	PREP & PAINT BATHROOM		RM		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.				
Trade 20: Floor Coverings					
5920.1	UNDERLAY AND VINYL TILE Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5930.1	UNDERLAY & VINYL SHEET GOODS Scrape floor deck to remove finish. Remove nails, staples and screws. Flash patch to eliminate voids and feather transitions at least 8". Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 12' wide, 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.		SF		
Trade 21: HVAC					
6325.1	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.		EA		
Trade 22: Plumbing					
6645.1	SHUT-OFF VALVE SHUT-OFF VALVE Install a PVC or chromed brass shut-off valve on fixture supply line.		EA		
6865.1	FAUCET REPAIR—BATH Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.		EA		
6875.1	FAUCET--LAVATORY SINGLE LEVER Install a washerless, single control, metal bodied faucet with a 20-year drip-free warranty. Include chromed brass shut off valves and trap if required to complete installation.		EA		
6880.1	LAVATORY--SECURE WALL HUNG Remove lavatory from wall. Install additional 2"x6" backer in the wall. Repair wall with 1/2" gypsum. Secure existing bracket and rehang the lavatory level and secure.		EA		
6890.1	LAVATORY--WALL HUNG COMPLETE Install white, vitreous china, 18"x15" wall hung lavatory including metal bodied, water saving, 20 year drip-free, single lever faucet, trap, chrome legs, supply and shut-off valves.		EA		
6900.1	VANITY--24" COMPLETE		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a 24" vanity complete with plywood cabinet, cultured marble top with integral bowl, dual control, brass bodied, 20-year, drip-free faucet, supply risers, brass shut-off valves and all required trap and waste connectors to complete the installation. Owner's choice of color. \$250 allowance for all material.				
6945.1	BATHTUB--5' FIBERGLASS COMPLETE Install a 5' white, formed fiberglass, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower, anti-scald diverter and water saving showerhead.		EA		
6965.1	SHOWERSTALL—FIBERGLASS Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal single lever shower diverter, shower rod and Delta 6122 showerhead.		EA		
7000.1	TOILET SEAT Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.		EA		
7005.1	COMMODO—REFURBISH Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.		EA		
7175.1	BATH--2 FIXTURE (COMMODO, LAV) Rough in PVC waste and vent, and copper supply to a close Coupled elongated white commode by TOTO and a 24" plywood vanity housing a vitreous china top and a metal bodied dual control faucet. Install a chromed metal 5-piece accessory set and surface-mounted metal medicine cabinet.		EA		
7180.1	BATH--3/4 (COMM/LAV/SHOWER) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and an fiberglass shower with an integrated base. Rough in with PVC waste and vent and copper supply. Install metal single lever faucets on lavatory and shower with 15 year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7190.1	BATH—3 PIECE (COMM/LAV/TUB) Rough in, supply white fixtures and trim out a white, close Coupled elongated commode by TOTO, 24" vanity with cultured top, and a 5' formed fiberglass tub. Rough in with PVC waste and vent and copper supply. Install metal double handled, anti-scald faucets on lavatory and shower with 15-year drip-free warranty, chromed 5-piece accessory set, & surface-mounted, metal medicine cabinet.		EA		
7285.1	COMMODO--HIGH RISE ADAPTOR Install a clamp-on toilet seat adaptor with side grab bar to elevate toilet seat level to at least 24" off finish floor.		EA		
7290.1	SHOWER—HANDICAPPED Install a 3'x4' showerstall designed for handicapped use. Floor shall be non-slip with a maximum 1/2" lip at entrance. Include hinged seat 19" off floor and a 1-1/2" outside diameter chrome grab bar on opposite wall. A single lever, anti-scald control valve shall feed a fixed showerhead and a hand held shower with 5' of stainless steel wrapped hose,		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	through a single lever diversion valve.				
7295.1	MIRROR & SHELF—HANDICAPPED Install a 6" x 24" chrome shelf 40" off finish floor, above the lavatory. Install a 24" x 30" tempered glass mirror above shelf with a 5 degree angle toward the lavatory.		EA		
7300.1	LAVATORY & FAUCET—HANDICAPPED Install a stainless steel or ceramic wall hung lavatory with the following dimensions: at least 19" wide, at least 22" from wall to front, and no more than 8" deep. Provide anti-scald, single lever controls and insulate the hot supply line and all visible sections of the waste line and trap with foam insulation.		PR		
Trade 23: Electric					
7590.1	RECEPTACLE--GFCI BATH Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper Romex. Fish wire and repair all tear out.		EA		
7690.1	SWITCH LIGHT Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.		EA		
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.		EA		
7735.1	LIGHT FIXTURE GLOBE Install a glass light fixture globe on ceiling fixture.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7816.1	FIXTURE--HEAT, LIGHT, VENT Install a ceiling mounted fixture containing a 1200 watt, forced air heater, a single bulb light fixture, and an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 3 manufacturer-supplied switches on an independent 20 amp circuit, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and patch all tear out.		EA		
7818.1	FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm at 4 sones, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Duct exhaust to exterior with 4" smooth walled duct with wall cap damper. Fish all wire and repair tear out.		EA		
TOTAL FOR LOCATION: BATHROOM #3					\$

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: STAIR #1					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2505.1	RAILING--WOOD REPAIR Tighten loose balusters and replace broken and missing ones. Tighten top and bottom rails and posts. Match existing parts with replacements as closely as possible.		LF		
2510.1	TREAD REPLACEMENT—INTERIOR Chisel out damaged tread. Install 2x4 nailers on each stringer for replacement tread. Glue and screw 5/4" pine stepping stock tread.		EA		
2515.1	HANDRAIL BRACE Install brass handrail brace screwed directly to stud and handrail.		EA		
2520.1	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with 4 braces screwed to studs and handrail.		LF		
2525.1	HAND RAIL WITH BALUSTERS Install oak handrail and newel post, and pine turned balusters 6" on center.		LF		
2535.1	STAIRCASE--INTERIOR CLOSED Remove closed staircase and dispose. Resize opening to accept a 36" wide prefabricated staircase. Double all headers with 2" stock. Install staircase with white pine stepping stock treads, balusters, and railing. Apply 2 coats of clear finish to all exposed wood and trim.		EA		
2540.1	STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 32" above tread nosing. Stringers to rest on a 2"x12" preservative treated pine sill.		EA		
2880.1	WOOD SASH--DOUBLE GLAZED Field measure, order and install a double glazed replacement sash that matches the existing million configuration including vinyl replacement channels. Prime both sides.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.				
5210.1	DRYWALL--PATCH—LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 19: Paint & Wallpaper					
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5910.1	VINYL TILE FLOOR—REPAIR Remove damaged floor tiles, clean adhesive from deck. Install tiles per manufacturer's recommendations to match original – in style, pattern and color -- as closely as possible.		SF		
5920.1	UNDERLAY AND VINYL TILE Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5970.1	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2", 16 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SF		
Trade 23: Electric					
7710.1	3-WAY SWITCHES Install two, 3-way ivory switches at opposite sides of room at strike side of door to control an existing fixture, using #14 copper Romex. Fish wire and patch all tear out.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES				

WORK WRITE-UP

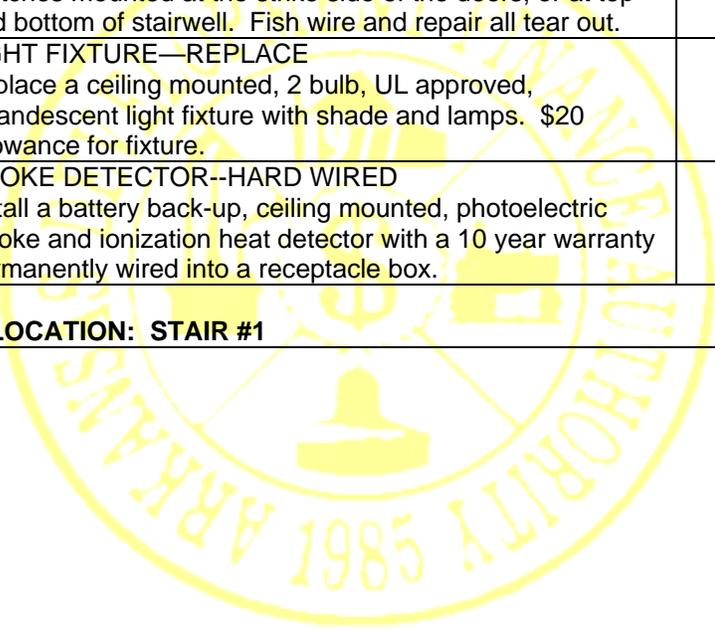
Date: July 2006

Owner:

Address:

Unit:

	Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.				
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.				
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
TOTAL FOR LOCATION: STAIR #1					\$



WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: STAIR #2					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2350.1	FLOOR--REFINISH WOOD Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of water-based polyurethane varnish. Vacuum room.		SF	\$	\$
2505.1	RAILING--WOOD REPAIR Tighten loose balusters and replace broken and missing ones. Tighten top and bottom rails and posts. Match existing parts with replacements as closely as possible.		LF		
2510.1	TREAD REPLACEMENT—INTERIOR Chisel out damaged tread. Install 2x4 nailers on each stringer for replacement tread. Glue and screw 5/4" pine stepping stock tread.		EA		
2515.1	HANDRAIL BRACE Install brass handrail brace screwed directly to stud and handrail.		EA		
2520.1	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with 4 braces screwed to studs and handrail.		LF		
2525.1	HAND RAIL WITH BALUSTERS Install oak handrail and newel post, and pine turned balusters 6" on center.		LF		
2535.1	STAIRCASE--INTERIOR CLOSED Remove closed staircase and dispose. Resize opening to accept a 36" wide prefabricated staircase. Double all headers with 2" stock. Install staircase with white pine stepping stock treads, balusters, and railing. Apply 2 coats of clear finish to all exposed wood and trim.		EA		
2540.1	STAIRCASE--REPLACE BASEMENT Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 32" above tread nosing. Stringers to rest on a 2"x12" preservative treated pine sill.		EA		
2880.1	WOOD SASH--DOUBLE GLAZED Field measure, order and install a double glazed replacement sash that matches the existing million configuration including vinyl replacement channels. Prime both sides.		EA		
2980.1	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a white, vinyl, double hung, double glazed, Low E, R-2.8, SHGC of 0,4 DP rating 45, one-over-one window and jamb including half screen. Flash with 9" self-stick tape. Caulk, interior casing and exterior trim to provide a leak-free installation.		EA		
Trade 17: Drywall & Plaster					
5205.1	DRYWALL--RENAIL & RETAPE Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam		SF		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint.				
5210.1	DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.		SF		
5355.1	PATCH PLASTER Cut back damaged plaster. Undercut cracks 1/4" wide in a vee joint. Re-screw all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.		SF		
Trade 19: Paint & Wallpaper					
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex. by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
Trade 20: Floor Coverings					
5910.1	VINYL TILE FLOOR--REPAIR Remove damaged floor tiles, clean adhesive from deck. Install tiles per manufacturer's recommendations to match original - in style, pattern and color -- as closely as possible.		SF		
5920.1	UNDERLAY AND VINYL TILE Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.		SF		
5970.1	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2", 16 lb, rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and taped seams to cover entire floor including closets. Place seams next to the least traveled path and openings with matching pile direction. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$12.50/SY. Owner's choice of in stock color and pattern.		SF		
Trade 23: Electric					
7710.1	3-WAY SWITCHES Install two, 3-way ivory switches at opposite sides of room at strike side of door to control an existing fixture, using #14 copper Romex. Fish wire and patch all tear out.		EA		
7715.1	FIXTURE AND 3-WAY SWITCHES				

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.				
7730.1	LIGHT FIXTURE—REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.				
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10 year warranty permanently wired into a receptacle box.		EA		
TOTAL FOR LOCATION: STAIR #2					\$



WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: ATTIC

Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
3420.1	ATTIC ACCESS Cut and frame an attic access hatch of 3/8" plywood at least 74"x24". Trim with casing to match room, prime topcoat, weatherstrip with closed cell foam and insulate with 2" closed cell polystyrene.		EA	\$	\$
Trade 15: Roofing					
4700.1	VENT--ROOF-MOUNTED ATTIC Install a 16"x 16" roof-mounted attic vent approximately 18" below ridge.		EA		
4705.1	VENT--ROOF-MOUNTED TURBINE Install a 12" turbine vent with and adjustable base, damper and screen, attached firmly to rafter.		EA		
4710.1	VENT--ALUMINUM RIDGE Install mill finish, aluminum ridge vent per manufacturer's specs.		LF		
4715.1	VENT--GABLE Install a screened, aluminum, rectangular or square gable vent with at least 4 square feet of free air space.		EA		
4720.1	VENT--SOFFIT, ROUND Drill a 4" hole in the soffit and install a round, screened, aluminum soffit vent.		EA		
4725.1	VENT--SOFFIT, RECTANGULAR Cut a hole in the soffit and install aluminum or PVC. 4"x16" screened, rectangular soffit vent.		EA		
Trade 16: Conservation					
4920.1	INSULATE CEILING--R-38 BLOWN Install soffit vent baffles and recessed lighting boxes. Insulate attic hatch with 2" expanded polystyrene. Blow in R-38 fiberglass. Provide certification of R-value at attic access.		SF		
4923.1	INSULATION--INCREASE TO R-38 Install soffit vent baffles and recessed lighting boxes. Insulate attic hatch with 2" expanded polystyrene. Blow in borax treated cellulose, untreated fiberglass or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-38 after settlement of material. Provide certification of R-value at attic access.		SF		
Trade 23: Electric					
7727.1	LIGHT FIXTURE--PULL CHAIN Install a ceiling mounted, UL-approved pull chain fixture at the attic access.		EA		
7740.1	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.		EA		
7830.1	WHOLE HOUSE FAN Install a 24"x 24" whole house fan in hall area including an		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	operable shutter, removable interior cover, power wiring, wall mounted switch, gable vents, and disconnect.				
TOTAL FOR LOCATION: ATTIC					\$



WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

LOCATION: ENTIRE HOUSE					
Spec #	Spec	Quantity	Unit	Unit Price	Total Price
Trade 10: Carpentry					
2325.1	SUBFLOOR—LEVEL Level floor to meet surrounding floor height using 2"x4" sleepers scribed, taper cut, glued, and nailed or screwed to floor joists 16" on center. Install 5/8" tongue and groove plywood, glued and nailed 6" on center.		SF		
4218.1	LEVEL HOUSE Jack low points of floor even with high point at perimeter and at beams. Replace all damaged sill plates with equal size treated lumber. Place sill seal beneath sill at foundation perimeter and fill space between sill and foundation with non-shrink grout. At beams, cut wood columns to size or replace old columns with screw jack steel posts.		GR		
Trade 19: Paint & Wallpaper					
5565.1	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, closets, doors & windows with owner's choice of premixed acrylic latex by Behr Kilz Casual Colors, Valsper or Dutch Boy.		RM		
5575.1	PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture & personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sand paper. Fill all holes/ cracks. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of finish and premixed acrylic latex. Include any closets. Replace furniture. Vacuum room.		RM		
5735.1	EXTERIOR PAINTING ALLOWANCE		AL		
Trade 21: HVAC					
6010.1	PROVIDE HEATING LAYOUT/SIZING Prior to ordering equipment or components provide owner with scale drawing of heating distribution system including supply and return duct runs, registers and plenum and Manual J sizing calculations.		DU		
6100.1	GAS HEAT, ELECTRIC A/C Install an intermittent pilot, gas, forced air furnace with electric cooling package. Include galvanized return, insulated supply, wall registers, concrete pad set back controls and all accessories for complete hook-up. Unit shall be sized to efficiently heat and cool structure with a AFUE of 86 and COP of 4.0.		EA		
6170.1	HEAT PUMP—REPLACE Remove heat pump to legal landfill after removing all CFC and HCFCs. Install a split system, single stage scroll compressor, Puron Refrigerant heat pump with 10 kw backup heat and a 10 year warranty with a minimum SEER		EA		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

	13, sized per the manual J calculations. System to maintain 70° indoor temperature in all rooms measured 5' O.F.F. when outside temperature is 100° F.				
Trade 22: Plumbing					
6610.1	WATER SUPPLY--INSPECT, REPORT Restore water service to structure. Identify defects and submit to owner price of repairs to bring structure into compliance with the current national and local plumbing code.		AL		
6705.1	WASTE LINES--INSPECT, REPORT Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.		AL		
7190.1	WATER SUPPLY--1 BATH HOUSE Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code-compliant, fully usable, and include shut-off valves, chromed fixture supply lines & air gaps.		EA		
7210.1	DRAIN/WASTE/VENT--1 BATH HOUSE Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC or cast iron DWV lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.		DU		
Trade 23: Electric					
7810.1	SMOKE DETECTOR--HARD WIRED Install a battery back-up, ceiling mounted, photoelectric smoke and ionization heat detector with a 10-year warranty permanently wired into a receptacle box.		EA		
8105.1	WIRING SYSTEM REPAIR Inspect, test and repair existing wiring system throughout the structure. Install all necessary materials so that each existing outlet, fixture, motor, switch and circuit will operate properly and will conform to local housing code. Dispose of all defective and unnecessary wiring. Fish all wire and patch all tear out.		DU		
8110.1	REWIRE TO CODE--PER ROOM Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; arc fault receptacles in bedrooms; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tear-out. Does not include service entrance. Remove all abandoned, visible wire, junction boxes and electric devices.		RM		
8120.1	REWIRE HOUSE—ALLOWANCE Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the National Electric Code.		AL		

WORK WRITE-UP

Date: July 2006

Owner:

Address:

Unit:

Trade 9: Environmental Rehab					
9024.1	PAINT TESTING & RISK ASSESSMENT Using a trained and certified lead hazard risk assessor, conduct a visual assessment for evidence of deteriorated paint and visible surface dust, debris and residue. Perform paint testing of all painted surfaces with XRF deterioration or surfaces that will be disturbed during the renovation work. Randomly select four (4) floors, two (2) windowsills, two (2) window troughs and one (1) other location to dust wipe sample as per protocol established in the HUD Guidelines. Conduct interviews of the property owner and occupants. Collect composite soil samples from bare, mid yard soil and children's play areas. Prepare a risk assessment report that includes: all testing results, a Notice of Lead Hazard Evaluation and both interim control and abatement recommendations for controlling lead-based paint hazards. Provide the occupants and this agency with the risk assessment report and a "Notice of Lead Hazard Evaluation" within 15 days of completing the risk assessment, in accordance with 24 CFR Part 35.		DU	\$	\$
9057.1	WORKER TRAINING - INTERIM CONTROLS All persons carrying out interim controls" and/or "standard treatments" lead hazard reduction activities must either be supervised by a trained and state-certified lead abatement supervisor or provide proof of completion of a one day, HUD-approved, worker training course in lead hazard awareness, self protection and safe work practices prior to commencement of work.		AL		
9115.1	SET UP INTERIOR CONTAINMENT Post job site signage and secure lead hazard reduction sites. Pre-clean floors, window sills, window troughs and other areas of dust build-up with a HEPA vacuum. Seal all floors with at least two continuous layers of 6 mil. polyethylene sheeting 4' beyond door openings with 2" wide, easy release masking tape. Close and seal HVAC registers with polyethylene sheeting. Wrap all built-in furniture, cabinetry and fixed appliances with polyethylene sheeting and tape to create an airtight seal.		RM		
9129.1	CLEAN TO CLEARANCE After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling.		SF		
TOTAL FOR LOCATION: ENTIRE HOUSE					\$
TOTAL FOR PROJECT ARKANSAS SPEC/CHECKLIST 1					\$