

## **REPAIR SPECIFICATION WORKSHEET**

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### **GENERAL INFORMATION**

The key to obtaining accurate competitive bids is to have clear and detailed plans and specifications that describe the work to be done.

In order to obtain accurate bids the work must be clearly described. Requesting all bidders to respond to detailed repair specifications will help ensure each bidder is bidding on the same tasks. This provides greater assurance that the least cost bidder has bid the same work as the others have. The attached list gives suggested outlines for typical repair needs. Standardized language is not available for all types of repairs that may be needed. For work not described in the generic repair specification, a clear description of the work will need to be written and included in the repair specifications. Repair work can NOT be started prior to loan or grant closing.

NOTE: For Applicant owned property, care must be taken to inform the Applicant that although the Agency may assist them with the preparation of the specifications, it is their responsibility to assure that the specifications clearly define the work they desire to be done. The Applicant must agree that the specifications are acceptable prior to obtaining bids. Since USDA Rural Development is not the Owner of the property, the Agency is not in a position to dictate how the repair specification must be prepared, only that it clearly describe the work to be done.

For Government owned (REO) property the Agency will dictate exactly what and how repairs are to be performed.

### **INSTRUCTIONS**

All items not applicable to the performance of these specifications are to be crossed out or deleted. Specifications are to be modified to conform to the specific situation. Additional specifications added must follow the level of detailed language and format established in these specifications.

Owner \_\_\_\_\_ Telephone \_\_\_\_\_  
 Property \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Contractor \_\_\_\_\_ Telephone \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

**1. INSTRUCTIONS TO BIDDERS**

- 1.1. Before submitting a bid, carefully examine the Drawings, read the Specifications and all other proposed Contract Documents, and visit the site of the Work. Become fully informed as to all existing conditions and limitations under which the Work is to be performed, and include in the bid a sum to cover all costs of all items necessary to perform the Work as set forth in the proposed Contract Documents. No subsequent financial adjustments to the Contract or any other allowances will be made with any bidder because of lack of such examination or knowledge. The submission of a bid will be construed as conclusive evidence that the bidder has made such examination.
- 1.2. All material, equipment, and construction must comply with the currently adopted International Building Code, International Residential Code, or National Electrical Code. NOTE: Any materials, products and equipment described in the following specifications by name or brand are included only to establish a standard of function, dimension, appearance and quality. This inclusion of name and brand DOES NOT constitute exclusive endorsement of any manufacturer or product.
- 1.3. Installation and application of all materials and equipment to be performed in conformance with manufacturers recommendations. Contractor shall repair or replace existing structural members or finishes damaged while performing the work required in this contract. Repair or refinish means to remedy defects in appearance, function, operation or structural soundness. Replace means to remove an item and replace it with a new item or to replace a missing item.
- 1.4. Samples and Shop drawings: All color and material selections required and all submissions for “approved equal” shall be reviewed and approved by the owner. The contractor shall submit equipment brochures, shop drawings and/or samples for approval of color and/or quality BEFORE ordering and installation.
- 1.5. Removal of Existing Materials and Equipment: All materials and equipment scheduled to be removed shall become the property of the contractor and shall be removed from the site. All materials and/or equipment scheduled to be removed and reinstalled shall be handled and protected in such a manner as to prevent damage.

- 1.6. Incidental Work: Every effort has been made to clearly outline all work required in these specifications. However, incidental work, which is inherent in remodeling work (such as repairing cracks in wallboard, patching holes left from removal of items, cleaning of fixtures, windows, etc.) shall be considered a subsidiary item for which no additional payment will be made.
- 1.7. Permits: The General Contractor is responsible to secure all local permits and licenses that may be required to perform the specified work. Sub-contractors may also be required to get permits and licenses; however, it is the responsibility of the General Contractor to ensure all work is under permit.
- 1.8. General: The contractor will furnish all materials, labor, tools, supplies and other necessary items to repair/renovate the structure(s).
- 1.9. Clean up during construction: The General Contractor is responsible for cleanliness of the premises at all times. Each sub-contractor shall immediately upon completion of his phase of the work, remove all debris related to his sub-contract leaving the area clean and orderly.

2. AWARD OR REJECTION OF BIDS

- 2.1. The Contract, if awarded, will be awarded to the responsible bidder who has proposed the lowest Contract Sum, subject to the Owner's right to reject any or all bids and to waive any informalities or irregularity in any bid received and in the bidding process.

TOTAL MATERIAL:       \$ \_\_\_\_\_

TOTAL LABOR:           \$ \_\_\_\_\_

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

EFFECTIVE UNTIL: \_\_\_\_\_

CONTRACTOR  
SIGNATURE:             \_\_\_\_\_

DATE:                    \_\_\_\_\_

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## **DIVISION 01 – GENERAL REQUIREMENTS**

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### **1. CONTRACTOR REQUIREMENTS**

- 1.1. The Contractor and sub-contractors must possess all appropriate and current licenses, permits, certificates and be in good standing to conduct business and perform work in the state of Nebraska.
- 1.2. All work performed is to be accomplished in accordance with all applicable codes, regulations and standards.
- 1.3. The Contractor will furnish all materials, labor, tools, supplies and other necessary items to repair/renovate the structure(s).
- 1.4. It is the Contractor's responsibility to obtain and pay for all permits, certifications and inspections as required by the nature of the repairs.
- 1.5. The Contractor is responsible to provide and assure that all the labor is performed by a qualified trade person in accordance with accepted industry standards.
- 1.6. All work must be completed in a reasonable amount of time as agreed upon by the Owner and Contractor.
- 1.7. The Contractor shall submit equipment brochures, shop drawings and/or samples for approval of color and/or quality BEFORE ordering and installation. All required color and material selections and all submissions for "approved equal" shall be reviewed by the Owner.
- 1.8. The installation and application of all materials and equipment is to be performed in conformance with the manufacturer's recommendations. The Contractor shall repair or replace existing structural members or finishes damaged while performing the work required in this contract. Repair or refinish means to remedy defects in appearance, function, operation or structural soundness. Replace means to remove an item and replace it with a new item or to replace a missing item.
- 1.9. All material, equipment, and construction must comply with the currently adopted International Building Code, International Residential Code and National Electrical Code. Materials and products must meet the requirements of Housing and Urban Development's (HUD) Material Releases (MR) and HUD's Uses of Materials Bulletins (UM). NOTE: Any materials, products and equipment described in the following specifications by name or brand are included only to establish a standard of function, dimension, appearance and quality. This inclusion of name and brand DOES NOT constitute exclusive endorsement of any manufacturer or product.
- 1.10. All materials and/or equipment scheduled to be removed shall become the property of the contractor and shall be removed from the site. All materials and/or equipment scheduled to be removed and reinstalled shall be handled and protected in such a manner as to prevent damage.

1.11. Every effort has been made to clearly outline all work required in these specifications. However, incidental work, which is inherent in repair/renovation work (such as repairing cracks in wallboard, patching holes left from removal of items, cleaning of fixtures, windows, etc.) shall be considered a subsidiary item for which no additional payment will be made.

1.12. The Contractor is to remove and dispose of all trash and debris that is a result of the repair work. Prior to final approval, the project shall be thoroughly cleaned. This cleaning will include the following checked [X] items:

- All trash and debris identified by the Owner is to be properly disposed of offsite.
- Wash and disinfect all surfaces on all toilets, shower stalls, tubs, cabinets, vanities and counters. All wood surfaces are to be waxed and polished.
- Scrub all existing and new vinyl or resilient floors. Apply one coat of acrylic wax to tile floors.
- Wash and polish interior and exterior of all windows, glass fixtures and mirrors.
- Steam clean or shampoo all existing carpets that are to remain in place.
- Remove all stains and lime deposits from sinks, ceramic tile, tile joints and plumbing fixtures.
- Clean all windowsills by brushing and vacuuming, including spaces between glazing panels.
- Wash all grease and grime from all kitchen walls, cabinets, cabinet tops, range hood and filter. Thoroughly clean all existing appliances inside and out. Move appliances out and clean the sides, back and floor where the appliance sits.
- Sweep and mop the basement and garage concrete floors.
- Remove all trash, scraps and garbage as a result of this construction contract.

1.13. The Contractor shall provide a warranty, which will apply to all workmanship, materials and equipment for one (1) year from the date of completion of the repair work.

1.14. For any items on the specification which are affected by USDA Rural Development lead-based paint requirements, the Contractor must provide a copy of their license as issued by the Nebraska Department of Health and Human Services indicating they are trained in lead-safe work practices.

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**DIVISION 02 – EXISTING CONDITIONS**

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LEAD BASED PAINT

Inspection: \$ \_\_\_\_\_ Assessment: \$ \_\_\_\_\_ Clearance Test: \$ \_\_\_\_\_

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## **DIVISION 03 – CONCRETE**

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Note: All concrete is to consist of a 3500# air entrained mix.

### **1. CONCRETE**

- 1.1. Asphalt driveway. Provide (approx.) \_\_\_\_\_ S.Y. of new asphalt driveway as per diagram. Sub-base preparation shall include excavation and grading necessary to allow for base and asphalt. Base to be 4" of crushed limestone or class 5 aggregate. Asphalt mat to be a minimum of 2 1/2" with a maximum 1/2" aggregate and 6.5% bitumen content. The finish mat shall be well rolled and compacted, with tight joints and sloped accordingly to insure proper drainage with no ponding or low areas.
- 1.2. Concrete driveway. Provide (approx.) \_\_\_\_\_ S.Y. of new concrete driveway as per diagram. Drive base is to be 6" of compacted crushed limestone or class 5 aggregate. Slab reinforcement to consist of 6" X 6" #10/10 W.W.F. Provide 1/2" expansion material between any walk and adjoining concrete. Concrete mix shall be 3500 PSI and contain 6% air entrainment. Drive to be a minimum of 5" thick with tooled edges, control joints (@ 10' o.c.) with a minimum width of 10' flaring to 14' wide at the curb. Surface to receive a light broomed finish. Insure slab is at ground level and provides proper drainage. Expansion joints to be struck or sawed at intervals equal to the width of the drive. Fill and compact black dirt around slab to prevent erosion and undercutting. All newly placed concrete is to be cured for 7 days with a commercial curing compound or with a poly cover held in place.
- 1.3. Install \_\_\_\_\_' x \_\_\_\_\_' concrete service pad as per diagram. Pad base to be 4" of compacted sand. Slab shall be 3 1/2" thick. Surface to slope away from building at 1/8" to 1/4" per foot and have a broomed finish. Fill and compact black dirt around slab to prevent erosion and undercutting.
- 1.4. Concrete sidewalks. Provide (approx.) \_\_\_\_\_ S.F. of new concrete sidewalks as per diagram. Walk base is to be 4" of well-compacted sand. Walk to be a minimum of 4" thick except across driveways (driveways are 5" thick for residential and 6" thick for commercial), with tooled edges and a light broomed finish. Cross slopes shall not exceed 1/4" per foot. Provide 1/2" expansion material between walk and any adjoining concrete. Sidewalks shall be jointed at intervals approximating the design width of the sidewalk and as square as possible. A 1/2" expansion joint shall be placed the full thickness of the concrete at a maximum of 50 foot intervals measured longitudinally with the sidewalks. Fill and compact black dirt around slab to prevent erosion and undercutting. All newly placed concrete is to be cured for 7 days with a commercial curing compound or with a poly cover held in place.

- 1.5. Install new or replace existing concrete stoop and steps. Excavate for footings and provide a 6"x12" footing below frost line. Pin new footing to existing foundation. Install 6" concrete block foundation around perimeter of porch, backfill and compact. Form for stoop or steps. Steps to have a maximum rise of 7-3/4" and a minimum 10" tread. Surface to be sloped away from house at 1/8" to 1/4" per foot and have a broomed finish. Sides of stoop are to be smooth and free of voids or honey combing. All newly placed concrete is to be cured for 7 days with a commercial curing compound or with a poly cover held in place.
- 1.6. Install Stoop Pads which are to be formed over a 1" packed sand base and have a minimum of 4 post hole piers 42" or more below grade.
- 1.7. Parge exterior foundation walls at \_\_\_\_\_. Mortar to consist of Portland cement and silica sand mixed per manufacturers specifications. Parging to have two coats of mortar with the first coat scratched and the second coat floated or troweled to a smooth finish. Cure by keeping parging damp for a minimum of 24 hours. Checks, cracks, crazing or other defects in the finished wall are unacceptable.
- 1.8. Repoint (tuckpoint) brick or block at \_\_\_\_\_. Thoroughly clean and remove all defective mortar to underlying sound mortar. Repoint with new mortar. Repaired areas should match existing in color and finish. Clean up repaired areas leaving no stains, smears or excess mortar.
- 1.9. Repair (NON STRUCTURAL) cracked concrete or concrete block foundation. Remove any concrete or mortar of doubtful soundness down to clean defect free material. The edges of the defective area should be cut straight and at right angles or slightly undercut. Thoroughly clean all areas prepared for repair. Patch affected areas with a high strength cement mortar mix as per manufacturer's recommendations. Finished patch should closely resemble surrounding unaffected area.

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**DIVISION 04 – MASONRY**

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## **DIVISION 05 – METALS**

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### **1. RAILINGS**

Note: All Handrails –Required if the platform is over 30” above grade and on all stairways of 3 or more risers. Must fasten securely and firmly to hold a 200 lb. load.

- 1.1. Install metal “wrought iron railing” at the front porch/steps. Provide a shop fabricated, standard pattern railing not less than 34” nor more than 38” in height above the treads. Height of guardrail at the top of the stoop is to be at 36”. Vertical balusters shall have a pattern where a 4-3/8” sphere cannot pass through. Railing system is to be securely fastened and supported with no lateral movement. Railings to be painted with quality enamel rust inhibitive primer and flat black enamel finish.
- 1.2. Repair existing metal porch/stair railing. Re-weld, bolt or otherwise fasten damaged railing. Railing shall be securely fastened and supported allowing no lateral movement. Scrape, grind or remove all scaling and loose paint and entirely repaint with a good quality rust inhibitive primer and flat black finish.

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## **DIVISION 06 – WOODS, PLASTICS, AND COMPOSITES**

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### **1. CABINETS**

- 1.1. Replace the \_\_\_\_\_ wall and base cabinets with new pre-finished, oak fronted, certified cabinets of average quality American Classics or Kitchen Classics brand or equal. Install laminate covered post-formed countertops with backsplash of Wilsonart brand quality or equal. Install in accordance with the Manufacturer's recommendations. Finish on the cabinets and the color, texture and pattern of the countertop is to match the color scheme of the house.

Cabinet and countertop brand proposed: \_\_\_\_\_  
(Attach cabinet details and plan to this specification.)

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of cabinets and countertop.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of cabinets and countertop.

### **2. DECKS**

- 2.1. Repair deck. Re-nail all wood members of deck and stairway. Posts, deck, and railings to be well secured with no lateral movement and in a plumb and level condition. Replace all broken, damaged or rotting wood with pressure treated lumber, redwood, or cedar lumber to match existing deck. Galvanized fasteners and joist hangers shall be used where required.
- 2.2. Paint or stain deck. Prepare and apply paint or semi-transparent stain to the entire deck. Use a good quality, oil based, middle grade or better. Preparation, application, and coverage per the paint manufacturer's recommendations. Color, type, and manufacturer to be approved by the owner.
- 2.3. Replace deck. Location and size per diagram. Demolish existing deck and dispose of off site. Construct a new wood deck, railings and stairway. Design, materials and workmanship must comply with current state building codes. Use pressure treated lumber, galvanized fasteners and joist hangers. Where deck ledger ties to rim joist, insure that moisture cannot seep into the house. Anchor posts to footings securely.

### **3. RAILINGS**

Note: All Handrails – Required if the platform is over 30" above grade and on all stairways of 3 or more risers. Must fasten securely and firmly to hold 200 lb. load.

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**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

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1. INSULATION

- 1.1. Install blown attic insulation of CertainTeed InsulSafe SP or Johns Manville brand quality or equal to achieve a minimum R-value of 38. Insulation is to be evenly installed or redistributed to prevent interior frost spots from developing. Install barriers around heat sources as required. Install or extend attic eave chutes of Perma-Vent type brand quality or equal to provide adequate soffit to attic air ventilation. Install screened soffit and roof vents to allow adequate airflow to meet code requirements. Install a rigid barrier around the horizontal attic access panel to prevent insulation from falling out when the panel is opened. On the horizontal attic access panel attach closed-cell, rigid, extruded polystyrene foam insulation of Styrofoam or Owens Corning Foamular brand quality or equal to achieve a minimum R-value of 38. The polystyrene foam insulation must be face printed to identify the product. In a conspicuous attic location near the access panel, the Contractor is to post a dated, signed certificate indicating the type and R-value of the attic insulation.

Insulation brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ vertical inches of attic insulation.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ vertical inches of attic insulation.

- 1.2. Install R-19 unfaced fiberglass insulation of Owens Corning or Johns Manville brand quality or equal in all accessible floor rim joist areas.

Insulation brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of area.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of area.

- 1.3. Install a 2x4 inch wood frame 24-inch on center stud wall around the interior \_\_\_\_\_ foundation wall(s). Install electrical circuits to meet code requirements. Install a minimum of R-13 unfaced fiberglass insulation batts of Owens Corning or Johns Manville brand quality or equal. Cover the wall(s) with 4-mil polyethylene. Install ½ inch gypsum wallboard on the stud wall(s) and apply tape with a minimum of two coats of joint compound to all the wallboard seams to achieve a flat and smooth finished surface.

Insulation brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

- 1.4. In the top 4 feet of the interior \_\_\_\_\_ foundation wall(s) install closed-cell, rigid, extruded polystyrene foam insulation of Styrofoam or Owens Corning Foamular brand quality or equal to achieve a minimum R-value of 10. The polystyrene foam insulation must contain face printing to identify the product. Install ½ inch gypsum wallboard on all exposed polystyrene foam insulation surfaces. Apply tape and a minimum of two coats of joint compound to all the wallboard seams to achieve a flat and smooth finished surface. All glues or mastics used to attach the materials must be compatible with the products used.

Insulation brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

- 1.5. On the top 4 feet of the exterior \_\_\_\_\_ foundation wall(s) install closed-cell, rigid, extruded polystyrene foam insulation of Styrofoam or Owens Corning Formular brand quality or equal to achieve a minimum R-value of 10. The polystyrene foam insulation must contain face printing to identify the product and be acceptable for soil contact applications. Install ½ inch foundation grade treated plywood on all exposed polystyrene foam insulation surfaces. Install a metal drip edge where the polystyrene foam insulation and siding join to prevent penetration of moisture. All glues and mastics used to attach the materials must be compatible with the products used.

Insulation brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of wall.

2. ROOF SYSTEM

2.1. Remove all existing roof shingles, felt underlayment, roof vents, flashing and boots around pipe penetrations on the \_\_\_\_\_. Repair the roof sheathing as needed. Install new pre-finished aluminum drip edge on all rakes and gutter apron on all eaves. Install new metal roof vents, flashing and pipe penetration boots. Install new 15 pound felt underlayment and asphalt starter strip. Shingles to be a minimum of 230 lbs., 3-tab asphalt or fiberglass seal down, UL rated class C, with a minimum 25 year warranty of average quality Owens Corning or CertainTeed brand or equal. Install an asphalt Boston style ridge cap. Install the shingles as recommended by the manufacturer's application instructions. Color, pattern and texture are to be coordinated to match the exterior color scheme of the house.

Shingle style and brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of roof shingles.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of roof shingles.

2.2. Re-roof over existing roof. (Where only one previous layer is present.) Remove existing ridge shingles, flashing, and accessories. Make existing roof as flat and smooth as possible. Replace any missing or split or broken shingles and securely nail all buckles, raised tabs or curled shingles. Installation shall include all new materials. New shingles to be a minimum of 230 lbs., 3-tab asphalt or fiberglass seal down, UL rated class C, with a minimum 25 year warranty of average quality Owens Corning or CertainTeed brand or equal. Valley flashing and shingle tins shall be 28 gauge galvanized steel. All other new flashing, stack, vent covers, and drip edge shall be galvanized steel. Attic ventilation covers may be high density plastic. Nails or staples must be galvanized or zinc coated with 4 fasteners per shingle. Install an asphalt Boston style ridge cap. Install the shingles as recommended by the manufacturer's application instructions. Color, pattern and texture are to be coordinated to match the exterior color scheme of the house.

Shingle style and brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of roof shingles.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of roof shingles.

2.3. Remove the existing roof covering and sheathing on the \_\_\_\_\_. Install new 1/2 inch thick 4x8 foot sheets of Oriented Strand Board (OSB) that are face stamped with the appropriate span rating and grade stamps. Attach the OSB to the rafters as recommended by the manufacturer's application instructions.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of sheathing.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of sheathing.

- 2.4. Install new factory pre-finished aluminum roof drip edge, gutter apron, fascia, and vented soffit panels system on the rakes and eave with a minimum thickness of .032 gauge. All materials are to be of average quality EDCO or Rollex brand or equal. Color of the product is to be coordinated to match the exterior scheme of the house.

System brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of soffit system.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of soffit system.

- 2.5. Remove all existing gutters and downspouts on the \_\_\_\_\_. Install new factory pre-finished aluminum gutters and downspouts with a minimum thickness of .032 gauge. All materials are to be of average quality EDCO or Rollex brand or equal. A seamless gutter system manufactured by a nationally recognized manufacturer is also acceptable. Install 30-inch long hinged diverters at the base of each downspout that can be swung out of the way for ease of lawn maintenance. Color of the product is to be coordinated to match the exterior scheme of the house.

Gutter brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of gutters and downspouts.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of gutters and downspouts.

- 2.6. Install new gutters. Install new factory pre-finished aluminum gutters and downspouts with a minimum thickness of .032 gauge. All materials are to be of average quality EDCO or Rollex brand or equal. A seamless gutter system manufactured by a nationally recognized manufacturer is also acceptable. Install 30-inch long hinged diverters at the base of each downspout that can be swung out of the way for ease of lawn maintenance. Color of the product is to be coordinated to match the exterior scheme of the house.

Gutter brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of gutters and downspouts.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of gutters and downspouts.

- 2.7. Repair gutters. Repair any defects in the existing gutter system by replacing all damaged or missing components and accessories necessary for a "like new" installation. All replacement items to match original in color, style and materials.

### 3. SIDING

- 3.1. Remove the existing siding on the \_\_\_\_\_ wall(s). Install a 1-inch thick layer of closed-cell, rigid, extruded polystyrene foam insulation of Styrofoam or Owens Corning Foamular brand quality or equal. Apply an air infiltration barrier of Tyvek or Typar brand quality or equal. Install new fiber cement siding of average quality CertainTeed Corporation or MaxiTile brand or equal. The siding is to be factory primed. Siding is to be finished to match the color scheme of the house. Attach the siding according to the manufacturer's application instructions. Window and door openings are to be furred out, finished and caulked as needed.

Insulation, barrier, and siding brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ SF of insulation, infiltration barrier & siding.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ SF of insulation, infiltration barrier & siding.

- 3.2. Install new siding on the \_\_\_\_\_ wall(s). Over the existing siding install a 3/8-inch thick layer of closed-cell, rigid, extruded polystyrene insulation of Owens Corning FanFold brand quality or equal. Apply an air infiltration barrier of Tyvek or Typar brand quality or equal. Install new fiber cement siding of average quality CertainTeed Corporation or MaxiTile brand or equal. The siding is to be factory primed. Install the products according to the manufacturer's application instructions. Siding color is to be coordinated to match the color scheme of the house. Window and door openings are to be furred out, finished and caulked as needed.

Insulation, barrier, and siding brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ SF of insulation, infiltration barrier & siding.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ SF of insulation, infiltration barrier & siding.

- 3.3. Repair existing vinyl siding. Replace, re-nail or otherwise anchor existing siding and trims. Where components are missing, provide and install all the corners, joint covers, fasteners, trim, caulk and accessories to match existing materials for a complete installation. Manufacturer, style, and finish to be approved by the owner.



#### 4. CARPENTRY

- 4.1. Remove and replace any rotting, damaged or otherwise unsuitable siding or trim boards in the following locations: \_\_\_\_\_. Materials being removed are to be replaced with new materials that match the existing type and are of equal or better quality. Minimum length of replacement material to be 32" with end joints located over wood backing.
- 4.2. Re-nail all loose or sagging siding, trim boards, brick molds, moldings, accessories, soffits and fascia to provide a smooth, buckle-free surface with finished appearance. Use weather resistant galvanized or aluminum fasteners properly set to allow filling and finishes.
- 4.3. Replace existing eave system. Install Galvanized steel roof edging. Install new pre-finished aluminum fascia and vented soffit system complete with all associated fittings and hardware for a complete installation. Color to be approved by the owner.
- 4.4. Remove existing fascia. Install new fascia and roof edging to match existing.
- 4.5. Replace damaged and missing soffit vents. New vents are to be of corrosion resistant material and match existing. Insure entire system provides a minimum of 1/300 of the horizontal ceiling area of the dwelling.

#### 5. MOISTURE PROTECTION

- 5.1. Caulk and seal exterior. Generally, check all exterior areas where one building material meets another. Remove all loose caulking, sealants, paint, dirt, etc. For cracks larger than 3/16" or larger use a foam backer rod. Apply caulking to provide a uniform and tight seal between adjacent surfaces. Caulking materials to be of best quality silicone, polysulfide, or polyurethane.
- 5.2. Caulk and seal interior. Caulk and seal at the tops of back splashes, around tub and shower enclosures, at the base of tub and shower enclosures, at the junction of counter and vanity tops and around the base of the toilet. Apply caulking to provide a uniform and tight seal between adjacent surfaces. Caulking materials to be of best quality silicone, polysulfide, or polyurethane.
- 5.3. Install splash block. Provide and install \_\_\_\_\_ concrete splash blocks under downspouts to insure proper drainage away from foundation. Size of splash block to be no smaller than 8" wide by 30" long.
- 5.4. Install rain diverter. Provide and install metal rain diverter over the \_\_\_\_\_ door. Color of diverter to match shingles.
- 5.5. Install a Vapor Barrier – Visqueen 6 mil. Black polyethylene, under concrete slab or on crawl space floor for ground cover. Lap minimum 1' at joints. Cover crawl space installations with a minimum of 1" of sand. Seal all penetrations.

- 5.6. Install a Vapor Barrier – Visqueen, 4 mil. Polyethylene on exterior walls. Lap at stud space joints.
- 5.7. Install Flashing – Nervastral, 0.010” plastic sheeting. Install to sill plate prior to wall sheathing installation.

## 6. WEATHER STRIPPING AND THRESHOLDS

- 6.1. Install Thresholds – aluminum and vinyl at exterior doors to accommodate the door to provide weather-tight seal. Installation – set all thresholds with anchors and caulk. Apply weather-stripping to all exterior doors and frames.
- 6.2. Install weather stripping. Remove damaged or worn weather stripping on \_\_\_\_\_ windows. Provide and install new similar matching materials, which prevent airflow around the closed window. Where no weather stripping exists, install new metal/vinyl cushioned weather stripping per manufacturers instruction, to make windows weather tight.
- 6.3. Install weather stripping. Remove damaged or worn weather stripping on \_\_\_\_\_ doors. Provide and install new similar matching materials, which prevent airflow around the closed door. Where no weather stripping exists, install new metal/vinyl cushioned weather stripping per manufacturers instruction, to make doors weather tight.

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**DIVISION 08 – OPENINGS**

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1. WINDOWS

1.1. Replace the window(s) in the \_\_\_\_\_ with new vinyl clad wood framed or vinyl framed double hung and/or casement type replacement units of the same dimensions to fit the existing window rough openings. The window glazing is to have a U-factor of 0.35 (glass only) or better. All window sashes are to be operable and be screened. The window frames and sashes are to be color coordinated to match the exterior color scheme of the building. The window(s) are to be of average quality Andersen or Crestline brand or equal. Install new interior window casing to match the design of the existing casing. Finish the interior of the window frame, sash and casing as needed to match the existing woodwork.

Window brand and type proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ number of windows.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ number of windows.

1.2. Install new custom manufactured replacement window(s) in the \_\_\_\_\_ of average quality Andersen or Crestline brand or equal to fit the existing sash openings. Repair the existing window frame(s) as needed. Install new vinyl framed or vinyl-clad wood framed window sash systems. The window glazing is to have a U-factor of 0.35 (glass only) or better. All window sashes are to be operable and screened. Window systems are to be color coordinated to match the color scheme of the house.

Window brand and type proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ number of windows.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ number of windows.

1.3. Replace the damaged glazing in the \_\_\_\_\_ window(s).

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ window(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ window(s).

1.4. Replace the damaged screen in the \_\_\_\_\_ window(s).

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ window(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ window(s).

1.5. Install new custom manufactured pre-finished aluminum framed combination storm/screen units on the \_\_\_\_\_ window(s). Combination units are to be of average quality Larson brand or equal. The units are to be color coordinated to match the color scheme of the house.

Brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ combination units.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ combination units.

1.6. Replace broken/damaged windowpane at \_\_\_\_\_. Provide and install new glass of the necessary size and thickness and re-glaze the window to insure a weather tight seal. Glazing to be smooth and even, and of a type that will accept paint.

1.7. Re-glaze window at \_\_\_\_\_. Insure a weather tight seal and that the glazing is smooth and uniform. Glazing compound to be of a type that will accept paint.

1.8. Make all windows easily operable. Replace, repair or adjust as needed, all frames, sash, storm screens, glass, hardware and weather stripping to provide a complete and "like new" installation.

1.9. Replace all interior window casing or moldings. Remove all existing window casing of similar size and style. Insure all miters are true and without gaps. Finish nails to be set to allow filler.

## 2. EXTERIOR DOORS

2.1. Replace \_\_\_\_\_ exterior entrance door(s) with an insulated rigid core, metal clad, flush pre-hung entrance door system of average quality Masonite or JELD-WEN brand or equal of the same dimension to fit the existing rough opening. Installation shall include door, frame, hardware, weather stripping, threshold, moldings and all other materials needed for a complete installation. Install per manufacturers recommendations. Installation includes framing rough opening to size and all repairs to the wall system inside and out. Door(s) are to be factory primed and finished to match the color scheme of the house. Door(s) are to be fire rated between house and attached garage. Hardware to include a one-inch throw, exterior keyed deadbolt lock with interior knob, keyed to match other exterior door locks.

Door brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ entrance door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ entrance door(s).

2.2. Install new weather seals/stripping on all contact edges of the \_\_\_\_\_ entrance door(s) with material that will conform to the door manufacturer's specifications. This includes the bottom sweep and threshold.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ entrance door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ entrance door(s).

2.3. Install a new insulated, self-storing, combination storm and screen door on the \_\_\_\_\_ entrance door(s). The door(s) is to be of average quality Larson or Andersen brand or equal. Installation to include all the hardware, weather stripping, sweeps, pneumatic closers with safety chain, etc., necessary for a complete installation. Color is to be coordinated to match the exterior color scheme of the house.

Door brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ combination door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ combination door(s).

2.4. Install new locksets on the \_\_\_\_\_ entrance door(s) using average quality Schlage or Yale brand or equal. All locksets are to be keyed alike. Finish and style is to match the color and design of the doors.

Lockset brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

2.5. Re-key existing locking doorknobs and deadbolts; to be keyed alike. Keys to be given to the owner at final inspection.

Labor: \$ \_\_\_\_\_

2.6. Install lock. Provide and install a single cylinder deadbolt lock on \_\_\_\_\_ exterior door(s) using average quality Schlage or Yale brand or equal. Locks shall not require the use of a key for operation from the inside. (All exterior door locks are to be keyed alike; color and finish are to match existing hardware.)

Lockset brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

2.7. Repair Exterior Metal Doors by spray-coating lacquer finish with all nicks and dents filled with plastic body shop filler. (Must be done under controlled conditions.)

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

2.8. Repair screen door. Repair defects in appearance, structural soundness, function or operation of the existing screen door at \_\_\_\_\_. Repair or replace as necessary; screen, missing or damaged parts, weather stripping, hardware, closers, and fasteners.

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

2.9. Repair sliding glass doors. Repair and/or remedy defects or appearance, structural soundness, or function and operation of sliding glass doors. Replace all weather stripping. Lubricate and adjust glass and screen doors for smooth operation. Repair may include the replacement of screens, rollers, guides, tracks, handles, locks, etc. Ensure door and frame is plumb and level and all missing or damaged hardware is replaced and all adjacent finishes inside and out are repaired.

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

2.10. Replace \_\_\_\_\_ sliding glass door(s) with a sliding door system of average quality Andersen or Crestline brand or equal of the same dimension to fit the existing rough opening. Remove and dispose of existing sliding glass door assembly. Door to be pre-finished with double glazed, low E insulated glass. Mount tracks and hardware in compliance with manufacturer's instructions complete with frames, hardware and screen door. Repair exterior and interior finishes where they adjoin door and completely caulk and seal entire assembly for a weather tight installation.

Door brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

3. INTERIOR DOORS

3.1. Install new interior door(s) in the \_\_\_\_\_. This includes the jambs, stops, and casing as needed. Material and finish is to match the existing woodwork. Re-install the lockset(s).

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ interior door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ interior door(s).

3.2. Install new lockset(s) on the \_\_\_\_\_ interior door(s) using average quality Schlage or Yale brand or equal. Finish and style is to match the existing interior locksets.

Lockset brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lockset(s).

3.3. Provide and install bi-fold or by-pass doors at \_\_\_\_\_. Head and jamb to be finished trim. Provide door pulls, hinges, top and bottom pivot and top glide. Track rollers and keepers to be compatible with the installation.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ bi-fold door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ bi-fold door(s).

3.4. Replace closet doors at \_\_\_\_\_ to match existing. Adjust hardware (or provide new) to accomplish finished appearance of installation and proper fit. All hardware in a room must match.

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

3.5. Repair or replace and secure all closet shelving and poles to restore them to a “like new” condition.

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

4. OVERHEAD DOORS

- 4.1. Replace \_\_\_\_\_ garage service door assemblies with metal insulated doors. Installation shall include door, frame, hardware, weather stripping, threshold, moldings and all other materials needed for a complete installation. Install per manufacturers recommendations. Installation includes framing rough opening to size and all repairs to the wall system inside and out. Must have manufacturer's warranty for 1 full year.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ overhead door(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ overhead door(s).

- 4.2. Repair existing overhead garage door and door casing. Install all missing hardware. Adjust and lubricate as needed to insure proper operation.

5. SHUTTERS

- 5.1. Install new (wood, vinyl, fiberglass, steel or aluminum) \_\_\_\_\_ shutters on both sides of all street-facing windows. Size to match height of adjacent windows and width to standard sizes. Style and color to be approved by the owner.
- 5.2. Install new shutters to match existing. Provide \_\_\_\_\_ pairs of shutters of the same style, size and material as the existing and install as per manufacturers recommendations.

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**DIVISION 09 – FINISHES**

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1. PAINTING

NOTE: For homes built before 1978 the age must be considered and the Lead-Based Paint Compliance Key adhered to. Consequently, it may be necessary to utilize Safe Work Practices in accordance with 35.1350 of 24 C.F.R. Part 35 and 40 C.F.R. Part 745. See the Nebraska Department of Health and Human Services website for more information. ([www.hhs.state.ne.us/puh/enh/leadpaint/leadindex.htm](http://www.hhs.state.ne.us/puh/enh/leadpaint/leadindex.htm))

- 1.1. Paint the \_\_\_\_\_ interior surfaces in the \_\_\_\_\_ . As needed, repair, texture and prime all damaged areas to match the existing surrounding surfaces. Apply a minimum of one coat of latex paint of average quality Benjamin Moore Paints or Sherwin-Williams brand or equal. Paint is to have a minimum 10-year product durability warranty. Application is to conform to the manufacturer’s recommendation.

Paint brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of surface.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of surface.

- 1.2. Paint the \_\_\_\_\_ exterior surfaces of the \_\_\_\_\_ . As needed repair and prime any damaged areas to match the existing surrounding surfaces. Apply a minimum of one coat of latex paint of average quality Benjamin Moore Paints or Sherwin-Williams brand or equal. Paint is to have a minimum 10-year durability warranty. Application is to conform to the manufacturer’s recommendation.

Paint brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of surface.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of surface.

- 1.3. Paint all warm and cold air ducts with one coat of rust resistive enamel paint, color to match existing adjacent surfaces.

## 2. FLOOR COVERING

- 2.1. Remove the floor covering in the \_\_\_\_\_. Repair the underlayment as needed. Install a new medium density pad. Install new stretch-in carpet of average quality Mohawk or Shaw Industries brand or equal. Carpet is to meet HUD's Use of Materials Bulletin No. 44 D and back printed with code letters ETL, ADL, or MEA and numbers which indicate it has been tested by a HUD accepted testing laboratory. Install the carpet and pad according to the manufacturer's recommendations. Color, pattern and texture are to be coordinated to match the decorative scheme of the dwelling.

Carpet brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of pad and carpet.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of pad and carpet.

- 2.2. Remove the hard surface floor covering in the \_\_\_\_\_. Repair or install underlayment as needed to meet the new floor covering manufacturer's warranty requirements. Install new sheet vinyl that has a minimum thickness of .070 gauge of average quality Congoleum or Armstrong brand or equal. Install the sheet vinyl according to the manufacturer's recommendations. Color and pattern are to be coordinated to match the decorative scheme of the dwelling.

Vinyl brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of material.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of material.

- 2.3. Underlayment: Replace and install underlayment. Provide and install new 1/4" underlayment in the following areas: \_\_\_\_\_. Plywood underlayment is to be 1/4" A faced, exterior glue, plugged and sanded. Nailing to be 3d ringshank 3" o.c. at edges and 6" o.c. in the field.

- 2.4. Refinish hardwood floor. Completely strip, sand and re-stain and refinish existing hardwood floors in the following locations \_\_\_\_\_. Remove any base, base shoe, edging or accessories as necessary to expose flooring. Replace original accessories or install new materials at completion. Refinished floor to have "like new" appearance. Sealer and finish to be of average quality polyurethane.

## 3. MISCELLANEOUS

- 3.1. Remove all paneling from interior walls and ceilings.
- 3.2. Repair attic scuttle, trim and panel; trim and finish to "like new" condition.

- 3.3. Remove all curtain hardware, ceiling hooks, picture hangers, miscellaneous nails and screws, wallpaper and posters from interior walls. Remove all switch plates and receptacle covers and save undamaged covers for replacement. Prepare all interior wall surfaces to be painted in accordance with paint manufacturer's requirements. Fill or spackle all holes, dents, and defects; sand smooth. All areas repaired to match surrounding areas in texture. Prime repaired areas with compatible finish paint. Protect all unpainted surfaces (millwork, flooring, glass, doors etc.) and clean up after patching and painting. Replace all hardware and electrical accessories.
- 3.4. Remove all ceiling hooks and light fixtures; then patch or spackle defects in all ceilings. All areas showing signs of water stains are to be treated with a "stain shield" type primer or sealant to prevent bleed through. Prepare all ceiling surfaces in accordance with paint manufacturer's requirements. Paint all ceilings with a best quality flat white, latex ceiling paint. Paint type to be compatible with textured ceilings. Paint and color to be approved by the owner.
- 3.5. Prepare and re-finish all previously finished millwork to "like new" condition. Refinishing to include all previously finished and newly installed woodwork and includes, but is not limited to, doors, door jambs, door casings, windows, window frames, sashes, window trims, closet shelves, baseboards, lower and upper cabinets, vanity bases and moldings. Refinishing is to include filling of nail sets, and checks or cracks. Scratches, dents, gouges and other defects are to be repaired. All surfaces to be lightly sanded smooth. Apply sealer or a stain sealer mixture to blend in defects. Apply two (2) coats of finish, lightly sanding between coats. Finish shall be a good quality stain and a compatible, good quality satin or no gloss polyurethane varnish. Color and finish to be approved by the owner.
- 3.6. Repair drywall. Patch and repair all walls and ceilings with new drywall. For dents, gouges and holes less than 1" in diameter repair by several (2 or more) coats of drywall compound, sanded smooth ready for paint. For larger holes remove the damaged areas stud to stud and replace drywall with matching materials. Patches to be taped and receive 3 coats of compound feathered and sanded smooth. Cracked joints, seams and corners are to be repaired with tape and three feathered coats of compound. In all areas repaired the patch must match the adjacent surface texture and be ready for priming.
- 3.7. Install drywall. Standard joint tape and compound, corner beads on outside corners. Tape joints, fill, sand, and prepare for painting on walls.
  - 3.7.1. Garage location – Provide and install 5/8" type "X" fire rated sheetrock on the garage side of the house-garage separation wall to underside of roof sheathing.
  - 3.7.2. Interior partitions - 1/2" thick gypsum wallboard. Tapered edge. Water resistant ("MR) type on walls of tub and shower in each bath.
- 3.8. Texture ceiling. Texture or re-texture areas of damage or where drywall has been repaired. Texture to be applied uniformly and must match surrounding ceiling.

3.9. Acoustical ceiling. Repair the acoustical ceiling system in the following areas \_\_\_\_\_ . Repair work to include the suspension system and replacement of any damaged ceiling tiles and light fixture bezels, tracks, runners and perimeter angle. Use standard light gauge residential grids and a white fissured panel. If replacement tiles do not match in color or texture, all must be replaced. If replacement grid color does not match the entire grid system may be painted to match.

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## **DIVISION 10 – SPECIALTIES**

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### **1. HOME EXTERIOR**

- 1.1. Install pre-made numbers on house so they are in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their surrounding background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½”.

### **2. BATHROOM**

- 2.1. Install \_\_\_\_\_ 24” chrome plated towel bars in the bathroom. Location and model to be approved by the owner.
- 2.2. Install \_\_\_\_\_ 18” chrome plated towel bars in the bathroom. Location and model to be approved by the owner.
- 2.3. Install a chrome plated toilet paper holder and mandrel. Location and model to be approved by the owner.
- 2.4. Install a chrome plated shower curtain rod in the bath bay area. Assembly to include securely fastened holders and a cut to fit rod.
- 2.5. Install chrome plated or a stainless steel grab bar in the bath bay. Bars shall be securely fastened to back up framing members with rust resistant screws.
- 2.6. Install a new 36” x 30” x 1/4” beveled glass mirror. Location and model to be approved by the owner.
- 2.7. Install or replace recessed medicine cabinet. Provide and install a new prefabricated cabinet with adjustable shelves, steel body, and hinged mirrored door with a chromed frame or with a pair of sliding mirrored doors. Location and model to be approved by the owner.
- 2.8. Install a Medicine cabinet – swinging door type enameled steel body to recess in 14” x 20” opening, plate-glass mirror mounted in door.
- 2.9. Install or replace a surface mount medicine cabinet. Provide and install a new prefabricated cabinet with adjustable shelves, steel body, hinged mirror doors with chromed frame or with a pair of sliding mirrored doors.
- 2.10. Replace vanity base cabinet and vanity top in \_\_\_\_\_ bathroom. Provide and install new cabinet to match size of existing. New vanity top to be cultured marble with a single basin securely fastened to the base unit. Faucet and plumbing by mechanical contractor.
- 2.11. Replace vanity top in \_\_\_\_\_ bathroom. Provide and install new plastic laminate covered, post formed cabinet top with 4” end and back splash. Securely fasten to the new or existing vanity base cabinet. Caulk or seal wall to top joint with a high quality silicone sealant.
- 2.12. Caulk and seal interior. Caulk and seal at the tops of back splashes, around tub and shower enclosures, at the base of tub and shower enclosures, at the junction of counter and vanity tops and around the base of the toilet. Apply caulking to provide a uniform

and tight seal between adjacent surfaces. Caulking materials to be of best quality silicone, polysulfide, or polyurethane.

- 2.13. Provide and install new toilet with all required accessories. Fixture to include seat and lid and be constructed of vitreous china with a water saver tank and a 2 1/2" trap. Unit should be designed to flush on 1.6 gallons or less. Provide a new isolation shut off valve and wax ring seal. Securely fasten to floor. Use a best quality silicone caulk to seal to floor.
- 2.14. Install a new plastic toilet seat and cover assembly to match tank and bowl.
- 2.15. Replace bathroom sink. Provide and install a new good quality, oval, porcelain covered cast iron sink. Installation includes installing new faucet and complete hook up to drain and supply systems.
- 2.16. Re-seat and seal existing sink(s) for proper fit and seal.
- 2.17. Install a Bathtub using a Molded fiberglass tub/shower unit, per HUD/FHA UM Bulletin 73.
- 2.18. Install a Shower Stall – Two piece vinyl top frame with thermoplastic walls and base, complete with brass mixing valve, chrome shower head and drain, size to be 36" X 36" X 78" high. Color to be agreed upon by contractor and owner. NOTE: Seal all plumbing penetrations and provide escutcheons.
- 2.19. Install new one-piece fiberglass bath/shower bay. New unit to conform with HUD UM bulletin 73, feature a non-slip base and an integral grab bar. Install shower faucet set, diverter and showerhead. Fixtures to be chrome plated metal. Faucet to be washerless and single control with scald-proof feature. Use a medium or better grade of faucet set, diverter, and showerhead. Connect hot and cold lines with shut-off valves. Drain plug to be twist up type. Drain and overflow to be p-trap connected to waste line and vented per state codes. Caulk and seal around entire unit.
- 2.20. Repair chipped finish in bathtub and/or sinks.
- 2.21. Install shut-off valve at toilet supply. Valve shall be good quality chrome plated metal.
- 2.22. Install new bathroom exhaust fan. New exhaust fan is to be rated for moving a minimum of 60 c.f.m. Duct to outside. Insulate duct penetrating cold air spaces. Unit to include a back draft damper. Patch and restore disturbed area.
- 2.23. Install a ground fault protected duplex electrical outlet in the wall adjacent to the lavatory in bath

### 3. KITCHEN

- 3.1. Remove and replace all kitchen cabinets. Layout, size and operation to match existing. Cabinet and plastic laminate top construction and finish shall meet or exceed ANSI A161.1 and NKCA guidelines. Cabinet style and finish to be approved by the owner. Sink and range hood removal and re-installation by mechanical contractor.
- 3.2. Replace all countertops. Install new preformed plastic laminate countertops with 4" backsplash. Securely fasten to lowers, caulk and seal to provide and complete finished installation. Sink removal and re-installation by plumbing contractor.

- 3.3. Replace bottom in existing kitchen sink base cabinets. Remove existing and install new tempered hardboard bottom. Replace any rotting or damaged framing members.
- 3.4. Install silent tabs on all kitchen cabinet doors and drawers.
- 3.5. Install kitchen cabinets with stock design from manufacturer's standard line. Use completely pre-finished, 30" wall cabinets with two adjustable shelves. Base cabinets to have fixed plywood shelves. Color to be selected by Owner. Cabinets shall comply with ANSI A161.1, "Recommended Minimum Construction & Performance Standards for Kitchen Cabinets", and shall be labeled same.
- 3.6. Apply white silicone sealant around cabinets, countertop and sink areas.
- 3.7. Repair, adjust and secure all kitchen cabinets and tops to put them in a "like new" condition. Install silent tabs on all cabinet doors and drawers. Replace all damaged or missing hardware, hinges, and pulls.
- 3.8. Replace existing countertops using a laminate countertop of average quality Wilsonart or Formica or approved equal. Pre-formed top with front edge and integral back splash of Formica or better quality.
- 3.9. Replace kitchen faucet. Provide and install a new faucet, single control, washerless, chrome plated with copper and brass tube waterways. Provide new isolation shut off valves at both hot and cold supply lines. Use medium or better grade sink, faucet and valves. Caulk and seat to insure proper fit and seal. Sink to be average quality American Standard or Kohler or approved equal.
- 3.10. Remove existing sink and faucet to allow for counter top replacement. Reinstall existing sink and faucet after new top is installed.
- 3.11. Install shut-off valves at both hot and cold supply lines at kitchen faucet. Valves shall be good quality chrome plated metal.
- 3.12. Install new range hood. Remove existing range hood and replace. New unit shall be ducted to outside. New hood unit to feature a removable filter variable speed fan and a light. Size to match existing. Installation includes all associated wiring and ductwork. Range hood to be average quality Whirlpool or Broan or approved equal. Model and color to be approved by the owner.
- 3.13. Remove existing range hood. Remove existing range hood to allow for the replacement of the upper cabinets in the kitchen. Reinstall unit when new cabinet installation is complete.
- 3.14. Replace kitchen range hood filter as per original specification.
- 3.15. Install \_\_\_\_\_ ground fault protected duplex electrical outlets in the wall adjacent to the kitchen sink.

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**DIVISION 11 – EQUIPMENT**

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**DIVISION 12 – FURNISHINGS**

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**DIVISION 13 – SPECIAL CONSTRUCTION**

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1. GARAGE

- 1.1. Build a 16' x 24' (attached or detached) garage including frost depth footings and foundations per current state building code. Locate garage and wall openings as per diagram.
  - 1.1.1. Concrete: Concrete floor and apron are to be 4" thick. All concrete to be 3,500 lbs. Fill required to support concrete floor slab at proper grades shall be a minimum of 6" of compacted sand or gravel.
  - 1.1.2. Wood: Wall and roof sheathing to be ½" OSB or approved equal. Studs to be 2"x4"x8' S.P.F. 16" O.C. Bottom plates are to be treated wood.
  - 1.1.3. Roof: Eave and gable extensions shall match that of the existing house. Roof trusses shall be engineered and provide a 40# live load, and shall be spaced 24" o.c. Roofing shall be comprised of one layer of 15# felt lapped as per manufacturer's recommendations, 235# asphalt or fiberglass, three tab, seal down shingles to match house. Fastened as per manufactures recommendations.
  - 1.1.4. Siding: Apply an air infiltration barrier of Tyvek or Typar brand quality or equal. Install new fiber cement siding of average quality CertainTeed Corporation or MaxiTile brand or equal. The siding is to be factory primed. Install the products according to the manufacturer's application instructions. Siding color is to be coordinated to match the color scheme of the house. Window and door openings are to be furred out, finished and caulked as needed.
  - 1.1.5. Service Door: Install one (1) 3'-0" x 6'-8" x 1-3/8" steel garage service door with sweep and keyed latch set.
  - 1.1.6. Overhead Door: Install one (1) 9'x7' flush steel overhead garage door in center of front wall. Provide all necessary hardware and framing to provide a complete job.
  - 1.1.7. Electrical: Provide one (1) porcelain light fixture switched at the service door and one (1) 20 amp duplex outlet or more as electrical codes require.
  - 1.1.8. Painting: Apply a minimum of one coat of latex paint of average quality Benjamin Moore Paints or Sherwin-Williams brand or equal. Paint is to have a minimum 10-year durability warranty. Application is to conform to the manufacturer's recommendation.
  - 1.1.9. If garage is attached to house: Provide and install 5/8" type "X" fire rated sheetrock on the garage side of the house-garage separation wall to underside of roof sheathing.

Material: \$ \_\_\_\_\_  
Labor: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

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**DIVISION 14 – CONVEYING EQUIPMENT**

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**DIVISION 22 – PLUMBING**

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1. WATER HEATER

- 1.1. Remove and dispose of the existing water heater and install a new 40-gallon minimum capacity, Energy Star qualified, rapid recovery water heater with a 10-year minimum tank warranty of average quality GE or Whirlpool brand or equal. Installation is to include a pressure and temperature relief valve with a discharge pipe to within 12 inches of the floor. Installation is to include all electrical, piping, fittings and materials necessary for a complete hookup.

Water heater brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ Removal and installation of new water heater.

Labor: \$ \_\_\_\_\_ Removal and installation of new water heater.

- 1.2. Remove and dispose of the existing water heater and install a new 40-gallon minimum capacity, rapid recovery water heater with a 10-year minimum tank warranty of average quality GE or Whirlpool brand or equal electric water heater. Install new water heater and all associated plumbing and electrical per current state building code.

Water heater brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ Removal and installation of new water heater.

Labor: \$ \_\_\_\_\_ Removal and installation of new water heater.

2. PLUMBING FIXTURES

- 2.1. Replace the \_\_\_\_\_ faucet(s). Install a new chrome finish, single handle, washerless control faucet of average quality Delta or Moen brand or equal. Installation is to include all fittings and materials for a complete hook-up.

Faucet brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ faucet(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ faucet(s).

- 2.2. Replace the vanity base, countertop, sink, faucet and drain assembly. Install a new pre-finished oak fronted certified base cabinet of average quality Glacier Bay or KraftMaid brand or equal. Install a new laminate covered post-formed counter top with backsplash of Wilsonart brand quality or equal. Install a vitreous china sink of average quality Moen or Crane brand or equal. Install a new chrome finish, single handled washerless faucet with pop-up drain of average quality Delta or Moen brand or equal. Installation is to include all fittings and materials for a complete hook-up. The finish of the vanity base, countertop, sink is to match the color scheme of the room.

Brands proposed for vanity base, countertop, sink and faucet:

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Material: \$ \_\_\_\_\_ for \_\_\_\_\_ complete vanity(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ complete vanity(s).

- 2.3. Provide and install new toilet with all required accessories. Fixture to include seat and lid and be constructed of vitreous china with a water saver tank and a 2 1/2" trap. Unit should be designed to flush on 1.6 gallons or less. Provide a new isolation shut off valve and wax ring seal. Securely fasten to floor. Use a best quality silicone caulk to seal to floor.

Water closet brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ water closet(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ water closet(s).

- 2.4. Repair or replace all corroded and leaking interior water, waste lines and fittings as needed.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ plumbing lines and fittings.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ plumbing lines and fittings.

### 3. FOUNDATION DRAINAGE

- 3.1. Install a 4-inch diameter, slotted, and corrugated plastic drainage tubing system around the exterior house footing of Drainage Industries brand quality or equal. The drainage tubing is to discharge into a 24-inch diameter by 28-inch deep plastic dry well with lid of Flo-Well brand quality or equal that is to be installed in an appropriate basement floor location. Installation is to include all fittings, materials and be installed in accordance with the manufacturer's recommendations.

System brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of drain tubing and dry well.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ lineal feet of drain tubing and dry well.

- 3.2. Install a 24-inch diameter by 28-inch deep plastic dry well with lid of Flo-Well brand quality or equal in an appropriate basement floor location. Installation is to include all fittings, materials and be installed in accordance with the manufacturer's recommendations.

Dry well brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ dry well(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ dry well(s).

- 3.3. Install a ½ horsepower, submersible sump pump with a tethered automatic float switch in the basement floor dry well. The pump is to have a 1-½ inch discharge outlet and be of average quality Campbell Hausfeld or Flotec brand or equal. Pump is to have a 2-year minimum warranty. Install a 1-½ inch corrugated discharge hose with check valve that will terminate to the outside and be a minimum of 10 feet away from the foundation. Installation is to include all electrical, piping, fittings and materials and be installed in accordance with the manufacturer's recommendations.

Pump brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ sump pump(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ sump pump(s).

#### 4. WATER SERVICE

- 4.1. Install a Supply water line to be ¾" hard drawn type L copper from water meter to water heater, branch lines to be ½". PVC Schedule 40 or CPVC Schedule 41 acceptable if in compliance with local or State codes.

#### 5. MISCELLANEOUS

- 5.1. Install a connection for waste disposal using a PVC Schedule 40 plastic pipe, in crawl space supported at 4 ft. o.c., to meet State and local codes.
- 5.2. Install a Washer/Dryer Rough In – ½" hot water and ½" cold water with valve and 1 ½" waste for washer. Install a washing machine supply and drain (complete with single 110v and single 220v electrical outlets) for washer and dryer.
- 5.3. Replace damaged and/or missing hose bibs and handles. Install good quality metal frost-proof and back-siphonage feature replacements. Secure loose hose bibs to exterior wall.

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**DIVISION 23 – HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**

1. MECHANICAL

- 1.1. Remove the existing furnace and install a new forced-air (electric or gas) Lennox or Carrier brand quality or equal. The furnace is to be Energy Star qualified and be thermostatically controlled. The furnace system is to be sized to meet or exceed the calculated energy requirements of the dwelling. Installation is to conform to the manufacturer's recommendations and include all connections and materials needed for a complete installation.

Furnace brand and BTU proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for a new furnace and installation.

Labor: \$ \_\_\_\_\_ for a new furnace and installation.

- 1.2. Install new baseboard electric heating unit(s) in the \_\_\_\_\_ room(s) of Berko brand quality or equal. Heating units are to be properly sized to meet the heating requirements of each space. All units are to be thermostatically controlled. Install medium density baseboard heaters with pre-painted metal cabinets. Must have an Underwriter's label for installation against carpet. Mount baseboard heaters approximately 2 1/2" above floor, to allow wood base to be continuous under heater. Wire A/C outlets for future A/C, 120/240V. Install and connect at least 120V outlet at location.

Baseboard electric unit brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ baseboard electric unit(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ baseboard electric unit(s).

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**DIVISION 26 – ELECTRICAL**

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1. SERVICE

- 1.1. Remove the existing electrical entrance service panel and install a new minimum 100-ampere main breaker panel loadcenter with branch circuit breakers manufactured by SQUARE D or Cutler-Hammer brand quality or equal. All circuits are to be properly sized and labeled. The loadcenter is to contain adequate space for addition of at least 6 future branch circuits.

Loadcenter brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ Install new electrical entrance load center.

Labor: \$ \_\_\_\_\_ Install new electrical entrance load center.

2. WIRING

- 2.1. Install new ground fault circuit interrupter (GFCI) receptacles in the kitchen, bathroom, basement, garage and exterior areas as needed of Leviton or Pass & Seymour brand quality or equal to conform to the current electrical codes.

GFCI brand proposed \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ GFCI receptacle(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ GFCI receptacle(s).

- 2.2. Install \_\_\_\_\_ waterproof exterior duplex electrical outlets and GFCI protection on all exterior receptacles.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ exterior outlets.

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ exterior outlets.

3. LIGHTING

- 3.1. Install a new 48-inch, 4 bulb fluorescent light fixture, complete with tubes, in the kitchen. The fixture is to be of average quality Diamond F or American Fluorescent brand or equal.

Fixture brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ light fixture(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ light fixture(s).

- 3.2. Install new incandescent light fixture(s), complete with bulbs, in the \_\_\_\_\_ room(s). All light fixtures are to be of average quality Diamond F or Thomas brand or equal.



Fixture brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ light fixture(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ light fixture(s).

#### 4. EXHAUST FANS

- 4.1. Install a new 180-CFM range hood with a 2 speed fan, 60-watt switched work light, grease filter and damper of average quality Nautilus or Nutone brand or equal. The fan is to be vented directly to the outside through an insulated duct. The range hood is to be color coordinated to match the color scheme of the kitchen.

Range hood brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for range hood

Labor: \$ \_\_\_\_\_ for range hood

- 4.2. Install a new exhaust fan(s) in the \_\_\_\_\_ which is sized to meet the room requirements (50 CFM minimum), complete with damper, filter and grill of average quality Nautilus or Nutone brand or equal. The fan is to be wall switch controlled and vented directly to the outside through an insulated duct.

Fan brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ exhaust fan(s)

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ exhaust fan(s)

#### 5. MISCELLANEOUS

- 5.1. Install a smoke and fire detector in each bedroom, main floor hallway and basement of average quality First Alert or Kidde brand or equal. At least one of the units is to be a combination smoke/fire/carbon monoxide detector. The detectors are to be operated from a 110-volt circuit in the dwelling's electrical system and have a built-in battery back up. If connection to the electrical system is not physically or economically feasible, install battery operated units.

Detector brand proposed: \_\_\_\_\_

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ battery smoke detector(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ battery smoke detector(s).

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ electrical smoke detector(s).

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ electrical smoke detector(s).

- 5.2. Replace all damaged or missing switch and outlet plate covers with standard design electric plate covers. Cover plates to be tight to wall surface. Color to match existing covers.
- 5.3. Repair doorbell. Repair any defects in function or operation. Replace any missing or damaged parts, check and tighten all connections. Exterior ringer should be illuminated and weather proof.
- 5.4. Install new doorbell. Provide and install a new doorbell at the front entrance. System shall be UL listed and include an illuminated exterior ringer and a new chime in the house. Installation and wiring to code.

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**DIVISION 27 – COMMUNICATIONS**

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**DIVISION 28 – ELECTRONIC SAFETY AND SECURITY**

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**DIVISION 31 – EARTHWORK**

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**DIVISION 32 – EXTERIOR IMPROVEMENTS**

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1. STEPS AND RAMPS

1.1. Replace the \_\_\_\_\_ entrance step(s) and railing system. The step and railing is to be constructed of treated wood or a decay resistant material.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ step(s)

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ step(s)

1.2. Install a ramp to the \_\_\_\_\_ entrance door that conforms to handicapped accessibility requirements. The ramp will be a minimum of 36 inches wide and have a maximum slope of no greater than 10 percent with a grip-able handrail. Any platforms are to have a minimum turning radius of 5 feet. Construction is to be of a decay resistant wood material. The ramp is to be covered with an appropriate non-slip surface.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of ramp

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ linear feet of ramp

1.3. Replace the \_\_\_\_\_ entrance deck, step and railing system. The system is to be constructed of treated wood or a decay resistant material.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of deck entrance system

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square feet of deck entrance system

2. LANDSCAPING

2.1. Fill with black dirt all areas around the foundation and in the yard to provide positive drainage away from the building and prevent any standing water; minimum 6” slope in 10’ out from house. Plant disturbed areas with a grass seed variety that has a proven local capability of satisfactorily supporting permanent lawn growth. Install or raise window wells as needed.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of surface area

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ square yards of surface area

2.2. Install \_\_\_\_\_ shrubs as per landscape improvement diagram. Locations and varieties to be approved by the owner. Provide nursery grown shrubs, healthy and free of disease and defects. Proper plant bed preparation and planting methods are to conform to industry standards. Shrubs are to be a minimum of 18” tall and be placed at least 30” from the house. Each shrub is to include a 2” deep mulch bed of bark chips with a minimum diameter of 36” around the base.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ shrubs

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ shrubs

- 2.3. Install \_\_\_\_\_ trees as per landscape improvement diagram. Locations and varieties to be approved by the owner. Provide nursery grown trees, healthy and free of disease and defects. Proper plant bed preparation and planting methods are to conform to industry standards. Trees shall be a minimum of 2" in diameter at a height of 6' above the ground. Each tree is to include a 2" deep mulch bed of bark chips with a minimum diameter of 36" around the base.

Material: \$ \_\_\_\_\_ for \_\_\_\_\_ trees

Labor: \$ \_\_\_\_\_ for \_\_\_\_\_ trees

- 2.4. Provide and spread loam type topsoil to fill all holes and low areas in yard to match surrounding grade. Hand rake smooth and free of clumps, rocks and clots prior to seeding. Filled areas to receive seeding of similar grass to most closely resemble existing lawn.
- 2.5. Contractor to sod or seed all areas as identified on the site plan and areas that are disturbed during construction. Sod shall be strongly rooted, at least 2 years old, free of weeds and undesirable grasses, composed principally of Kentucky Bluegrass, stripped not more than 24 hours prior to laying. Strips shall be 18" X 4'-0". Lay sod strips to form solid mass of tightly-fitted joints. Stagger strips to offset joints in adjacent courses. Water sod thoroughly with a fine spray immediately after laying. Seed to be spread uniformly at the rate of 1 lb. of fine textured seed per 500 square feet of 70% Kentucky Bluegrass, 30% Perennial Rye and covered with a straw mulch.
- 2.6. Install rock bed per diagram. Rock bed to be at locations shown. Width of bed to vary according to field conditions. Beds to be run from house to walk, to drive or be bordered with heavy gauge, vinyl, 4 1/2" lawn edging. Sub base preparation to include removal of all vegetation and placement of a 6 mil. Black poly barrier. Rock to be used is to be well-graded 3/4" to 1", clean, crushed granite and spread evenly to a depth of three inches to complete coverage. Color to be agreed upon by the borrower and the contractor.
- 2.7. Stump removal as per site diagram or per direction of the owner. It is the contractor's option to either pull the stumps or to grind the stumps. In the case of pulling, the area is to be restored to match existing grades. If grinding method is used, the stump is to be ground out to 6" below grade and the area restored.

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