

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

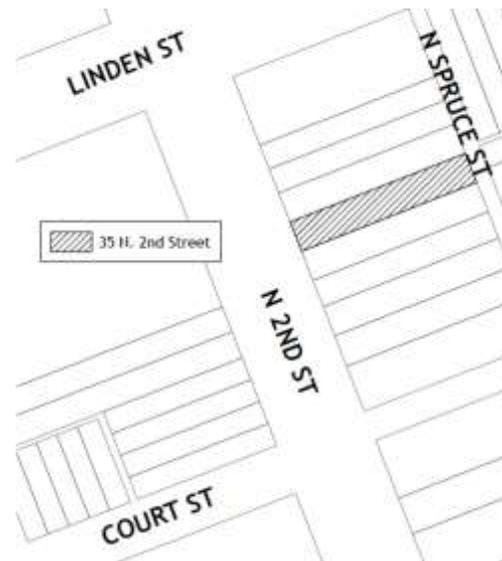
City Hall, Suite 330
435 Hamilton Street
Allentown, PA 18101-1699
Phone: 610-437-7733 • Fax: 610-437-7570

PROPOSAL PACKAGE

PROJECT:

Acquisition and redevelopment of 35 N. 2nd Street into a single-family home to be resold to an income-qualified homebuyer.

The property is a 2,280 square foot, 3 story, single-family row home that was previously converted into 2 living units. It is located in a residential (R-MH) zoning district.



MINIMUM SALE PRICE:

The property carries a minimum sale price of \$500. Selected developers will also be required to deposit \$1,000 into an escrow account to cover legal fees associated with the transfer of the property.

FOR ADDITIONAL INFORMATION CONTACT:

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INSTRUCTIONS TO DEVELOPERS

1. The Redevelopment Authority of the City of Allentown (RACA) is seeking proposals for the redevelopment of this site into a code-compliant single-family home that will subsequently be resold to an income-qualified homebuyer. The reuse of the parcel must meet any requirements attached to the Community Development Block Grant (CDBG) funding it has already received.
2. Proposal packages must be delivered to the offices of the Redevelopment Authority by 4pm on Monday, March 1st.
3. It will be possible to tour the property at 9am on Tuesday, February 16th.
4. Be certain to include the signed statement appearing on page 29.
5. All submissions, including attachments, must be on 8 ½ by 11 paper (excluding maps, plans, sketches, or pre-existing brochures).
6. Respondents must submit 3 copies of the proposal, including attachments.
7. After a proposal is received by RACA, the results of the evaluation will be made public. RACA reserves the right to negotiate with developers for better terms, to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of RACA.
8. The selected redeveloper will be obligated to deposit \$1,000 into an escrow account, held by the Redevelopment Authority, to cover counsel fees and costs related to the transfer of the property.

Development Plan

1. The following improvements are required to bring this property into code compliance as a single-family home. Please provide an estimated cost for each item on this list. (For those items you feel are unnecessary, please explain why they do not need to be addressed at this time.)

Interior

Main Structure

Single Family

FACADE

Doors

1	0010090002	1 NO	1 Code violation	\$ _____
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Install Exterior Door including Storm

Provide and install white, preprimed steel insulated raised panel exterior 1-3/4" solid core door, (Pease, Thermatru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include keyed lockset, doorstop, deadbolt, and vinyl bubble weather-stripping. Owner to paint if desired. Provide and install white, prefinished alum. storm door with screen and storm window (Larson or approved equal). Swing to complement exterior door. Caulk where necessary.

Porch

2	0010070002	300 SF	1 Code violation	\$ _____
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Replace Porch Decking

Remove and dispose of existing decking; pull all nails and replace with new 1" x 4" T & G yellow pine decking blind nailed with galvanized finish nails. Install all needed trim and face boards to finish job. Cover new decking and trim with two (2) coats of exterior trim and porch paint, MAB or equal.

3	0010070006	300 SF	1 Code violation	\$ _____
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Repair Porch Ceiling

Remove and dispose of all defective materials and replace with new materials to match existing. Install with galvanized commons and prime all new materials.

4	0020040005	1 NO	1 Code violation	\$ _____
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Replace Steps

Remove old material from site and replace with poured in place or pre-cast concrete steps. Include New wrought iron railings both sides

5	0010120004	1 EA.	1 Code violation	\$ _____
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CURB-APPEAL PACKAGE

INSTALL ONE HAMPTON-BAY POLISHED BRASS FINISHED WALL-MOUNTED LIGHT FIXTURE #475616-\$29.97,INSTALL ONE DELEGANCE POLISHED BRASS FINISHED HORIZONTAL-MOUNTED MAILBOX #483-748-\$26.97 AND INSTALL ALL NEW HILLMAN-GROUP POLISHED BRASS FINISHED 4" ADDRESS NUMBERS \$6.58 EACH ,IN PLAIN VIEW FROM STREET. (ALL ITEMS LISTED, FOUND AT HOME-DEPOT)- COMPLETED PACKAGE SHOULD CONTAIN 1-LIGHT FIXTURE,1-MAILBOX, AND ALL NEW ADDRESS NUMBERS WHEN FINISHED.

Exterior Wall

6	0040020011	800 SF	1 Code violation	\$ _____
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POWER WASHING

POWER-WASH SURFACE TO REMOVE ALL PAINT, DIRT &STAINS FROM WALLS DOWN TO BARE BRICK.

7	0040020005	800 SF	1 Code violation	\$ _____
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Tuckpoint

Remove all loose mortar to a depth of 3/4", cut-out all remaining mortar joints to proper depth then wet surface and re-point all joints on front of building. Replace any deteriorated block or brick. Apply sealant when complete.

Exterior Trim

8	0010060003	20 LF	1 Code violation	\$ _____
<u>Replace Soffit</u>				
Remove and dispose of existing soffit and replace with new materials to match existing. Use galvanized nails, caulk all seams and prime.				
9	0010020018	4 ea	1 Code violation	\$ _____
<u>Install Window Trim (casing)</u>				
Provide and install new clear pine "teardrop" moulding (casing) for (give location) window. Corners must be miter cut with a tight and clean fit. Install with a clean cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish.				
10	0100020002	940 SF	1 Code violation	\$ _____
<u>Paint House Trim Only</u>				
Scrape all peeling areas and prime. Let primer dry and apply two (2) coats oil-base paint, MAB or approved equal. Remove all dirt and grime before painting.				
<u>Windows</u>				
11	0010100000	8 ea.	1 Code violation	\$ _____
<u>Install Vinyl Replacement Window</u>				
Install eight (8) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality.(2)-1st.flr.level:(3)- 2nd.flr.level:(3)- 3rd.flr.level Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.				
12	0010100016	2 ea	1 Code violation	\$ _____
<u>Replace Basement Window</u>				
Remove the existing (wood or metal) basment hopper windows and dispose of all debris. Provide and install new vinyl insulated replacement 2-LITE SLIDER OR HINGED AWNING CASEMENT windows with screens, hardware, and caulking as necessary. (AWNING WINDOW IS TO SWING INWARD AND DOWNWARD) Exterior trim shall be wrapped with white aluminum coil stock. Include any repair to interior walls to bring to original condition. All repairs are to comply with local codes and Performance Manual guidelines. Install new materials as per manufacturer's recommendations with inspections and permits when applicable. Include any foundation repair necessary for a weatherproof fit. Include caulking and/or tuckpointing.				
13	0010100010	6 NO	1 Code violation	\$ _____
<u>Replace Sill</u>				
Remove existing window sill and replace with new back primed yellow pine sill of same dimensions as existing, with proper pitch to divert water. Finish to match existing.				
14	0010100030	6 ea	1 Code violation	\$ _____
<u>Install Wooden Shutters</u>				

Remove existing plastic/ aluminum shutters and install three (3) pair on second & third floor levels. All shutters shall be of the louvered Wooden type with stationary slats, include all hardware by Timberline or approved equal. Shutters to be installed with hinges.

Total for: FACADE \$ _____

FOYER

Interior Walls

15 0010080010 1 ea 1 Code violation \$ _____

Remove wall mailboxes

Remove and dispose of the existing wall recessed mail boxes. Close in opening with brick

16 0090010001 240 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

17 0010020001 60 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim and doorway casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Floor

18 0030010002 24 SF 1 Code violation \$ _____

Install Tile

Remove and dispose of all missing and/or damaged flooring; scrape and clean surface free of debris, fill all irregularities flush with floor leveler. Install new backer board and tiles. Tile shall be Armstrong, GAF or approved equal with a minimum five year wear warranty. Install new tile as per manufacturer's recommendation. Include chrome threshold strips. (Material allowance \$2.25 sq. ft.)

Doors

19 0010090005 1 NO 1 Code violation \$ _____

Install Interior Doors

Provide and install double-set of 1-3/8" prehung SOLID-PINE core, 3-RAISED PANEL with beveled glass doors complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

Electric Repairs-

20 0110040001 1 EA 0 \$ _____

Install Interior Light Fixture

Install new interior ceiling light fixture, Progress or approved equal. \$75 fixture allowance.

Total for: FOYER \$ _____

LIVINGROOM

Interior Walls				
21	0010010017	40 LF	1 Code violation	\$ _____
Remove Stud Wall Framing				
Remove existing non-load bearing stud walls (DIVIDING LIVINGROOM INTO TWO,ALSO HALLWAY).				
22	0090010001	2184 SF	1 Code violation	\$ _____
Install New Drywall & Paint				
Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.				
Finish with three (3) coat process.Tape all joints and use outside corner bead on all corners.				
Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim				
Interior Trim				
23	0010020001	220 LF	1 Code violation	\$ _____
Install Base Trim				
Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim and windows,doorway casings.				
Corners must be miter cut with a tight and clean fit.Nail holes filled with wood putty or other approved filler.Joints and face surface to be sanded and ready for paint or stain finish.(Including closet area)				
Electric Repairs-				
24	0110020013	1 EA	1 Code violation	\$ _____
Install Ceiling Light/Fan with Switch				
Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3)/four(4) bulb light fixture Moss,Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.				
25	0110040017	8 ea.	5 Improvement	\$ _____
Install Recess Lites				
Install 8-new 6" recessed basic type step baffle/lamp fixtures space according to floor plan for adequate lighting of area. (Leave ceiling fan centered)				
Floor				
26	0030010007	440 SF	1 Code violation	\$ _____
Install Carpet				
Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.) To include Closet areas				
Windows				
27	0010100000	3 ea.	1 Code violation	\$ _____

Install Vinyl Replacement Window

Install three (3) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Total for: LIVINGROOM \$ _____

DINNINGROOM

Electric Repairs-

28 0110040017 6 ea. 1 Code violation \$ _____

Install Recess Lites

Install 6-new 6" recessed basic type step baffle/lamp fixtures space according to floor plan for adequate lighting of area. (Leave ceiling fan centered)

29 0110020013 1 EA 1 Code violation \$ _____

Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3)/four(4) bulb light fixture Moss,Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.

Interior Walls

30 0090010001 1465 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process.Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

31 0010020001 114 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim and windows,doorway casings. Corners must be miter cut with a tight and clean fit.Nail holes filled with wood putty or other approved filler.Joints and face surface to be sanded and ready for paint or stain finish.(Including closet area)

Floor				
32	0030010007	220 SF	0	\$ _____
<u>Install Carpet</u>				
Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)				
Doors				
33	0010090005	1 NO	1 Code violation	\$ _____
<u>Install Prehung Interior Door</u>				
Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door to closet complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.				
Windows				
34	0010100000	2 EA.	1 Code violation	\$ _____
<u>Install Vinyl Replacement Window</u>				
Install two (2) new vinyl, double pane 7/8" Thermo gap double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.				
Total for: DINNINGROOM				\$ _____

KITCHEN

Cabinets				
35	0010030001	40 LF	1 Code violation	\$ _____
<u>Install Base and Wall Cabinets / Countertop</u>				
REMOVE EXISTING AND Provide and install new midline series "CONTRACTORS CHOICE SELECTION-STAFFORD;ALBANY;NEWBERRY;CLARKSON & BIRCH FAWN' OWNERS CHOICE,of Wall and Base Cabinetry FROM SHELLEYS KITCHEN AND BATH (Besty Fisher @ (610)432-4511 Designer)				
INSTALL 12' WALL AND 12' BASE CABINETS TO NORTH WALL AND 8'WALL AND 8' BASE CABINETS TO EAST WALL (INCLUDE LAZY SUSANS) .				
Wall cabinets to be set at seven (7') feet from top of cabinets to finished floor. All work to be level, plumb,and true. Cabinets are to be attached to studs in the wall. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. (Cabinet fronts are to be made of the flat panel/rail design vs. the raised panel type, and wood fronts.) ALLOWANCE OF \$3000.00				
"KNOCK-DOWN CABINETRY IS UN ACCEPTABLE & WILL NOT BE PAID FOR"				
Install formica or Wilsonart laminated countertops, securely attached to cabinets. All work to be level, plumb, and true. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. Also attach cabinets to studs in walls. Caulk all seams where countertop meets walls				

36	0010030013	80 EA.	1 Code violation	\$ _____
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Install Ceramic Tile Backsplash

Install standard brand 4" x 4" ceramic tile set in light colored mastic and grouted; include bullnose from the top of POST-FORM counter-tops to the bottom of wall cabinets, caulked and sealed. Style and color to be chosen by owner.

Plumbing Repairs

37	0130040011	1 NO	1 Code violation	\$ _____
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Install Kitchen Sink

Template and cut and install new stainless steel double bowl sink with new faucet assembly along with shut off valves, basket, trap system and caulk seal at countertop.

Doors

38	0010090002	1 NO	1 Code violation	\$ _____
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Install Exterior Door including Storm

Provide and install white, preprimed steel insulated raised panel exterior 1-3/4" solid core door, (Pease, Thermatru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include keyed lockset, doorstop, deadbolt, and vinyl bubble weather-stripping. Owner to paint if desired. Provide and install white, prefinished alum. storm door with screen and storm window (Larson or approved equal). Swing to complement exterior door. Caulk where necessary.

Windows

39	0010100000	4 ea.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install four (4) new vinyl, double pane 7/8" Thermo gap double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Electric Repairs-

40	0110020013	1 EA	1 Code violation	\$ _____
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Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3)/four(4) bulb light fixture Moss, Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.

41	0110040017	8 ea	1 Code violation	\$ _____
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Install Recess Lites

Install 8-new 6" recessed basic type step baffle/lamp fixtures space according to floor plan for adequate lighting of area. (Leave ceiling fan centered)

42	0110040004	1 NO	1 Code violation	\$ _____
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Install Exhaust Fan

Install ceiling mounted exhaust fan, Nutone or approved equal. Fan shall move 50 cfm intermittent or 20 cfm continuous. Duct fan to exterior per 2003 IRC section M1506.

43	0110040010	1 NO	1 Code violation	\$ _____
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Install Range Hood

Install Range mounted exhaust fan, to be 2 speed fan and overhead light nutone or approved equal charcoal type. Color to be chosen by homeowner.

44	0110040013	1 EA	1 Code violation	\$ _____
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Install New Range

Remove existing range. Install a new 30" SMOOTH-TOP range with four(4) top burners and a oven light. Range to be a color(to be picked later) General Electric or equal and not to exceed six hundred dollars (\$650.00). Contractor to hook-up range and install new outlet behind range.

45	0110030003	6 NO	1 Code violation	\$ _____
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Install GFCI (6)

Install a new GFI receptacle in (kitchen counter-top) area wall complete with any needed wiring. Must meet NEC codes.

Floor

46	0030010005	260 SF	1 Code violation	\$ _____
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Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new luan sub-floor and vinyl sheetgoods or 12'x12' vinyl tiles Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per owners input.

Interior Walls

47	0090010001	1480 SF	1 Code violation	\$ _____
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Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including pantry or closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

48	0010020003	184 LF	1 Code violation	\$ _____
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Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim and windows, doorway casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish. (Including closet area)

Total for: KITCHEN \$ _____

1st Floor Bath

Doors

49 0010090005 1 NO 1 Code violation \$ _____

Install Prehung Interior Door

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

Floor

50 0030010005 60 SF 1 Code violation \$ _____

Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new vinyl sheetgoods Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per owners input.

Interior Walls

51 0090010001 360 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

52 0010020001 68 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, doorway casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Electric Repairs-

53 0110030003 1 NO 1 Code violation \$ _____

Install GFCI

Install a new GFI receptacle in (bath sink) area wall complete with any needed wiring. Must meet NEC codes.

54 0110040001 1 EA 1 Code violation \$ _____

Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

55	0110040004	1 NO	1 Code violation	\$ _____
<u>Install Exhaust Fan</u>				
Install ceiling mounted exhaust fan, Nutone or approved equal. Fan shall move 50 cfm intermittent or 20 cfm continuous. Duct fan to exterior per 2003 IRC section M1506.				
56	0010030012	1 EA	1 Code violation	\$ _____
<u>Install Medicine Cabinet</u>				
Install a new 24" inch wide Oak frame swing door medicine cabinet with three (3) bulb light bar. Light bar to be operated by switch located on wall near medicine cabinet. Cabinet not to exceed \$125.00 and be Miami carey or equal.				
<u>Plumbing Repairs</u>				
57	0130040007	1 NO	1 Code violation	\$ _____
<u>Install Vanity w/Sink</u>				
Remove existing vanity , and sink, install new vanity ,Vanity Flair or equal w/sink to code complete. (allowance of up to \$240.00 for vanity and top w/ 4" backsplash, Customer is to have a choice in style and color)				
Include trap, faucets, shut off valve, pop-up drain, caulk, etc.Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 60 psi.				
58	0130040018	1 NO	1 Code violation	\$ _____
<u>Remove Tub</u>				
Remove and properly dispose of existing unit. Cap all affected lines to according to code. Repair surfaces to match existing.				
59	0130050017	0 NO	0	\$ _____
<u>Install Grab Bars at toilet area</u>				
Install new metal grab bar, securely anchored to wall and or floor.				
Grab bar must be of 18 gage steel tubing,with 14 gage steel mounting flange welded or brazed to the tube to form a single structural unit.				
Rail shall comply with all applicable federal and local building and safty codes.				
(Elcoma model 14-563330GTO1, model 01-2618ST01, model number may change with size and style or approved equal)				
1) install an ADA approved grab bar at the rear of the toilet				
2) install an ADA approved L shaped floor to wall grab bar on one side of the toilet as per manufactures specs.				
60	0130040023	1 NO	1 Code violation	\$ _____
<u>Install Toilet</u>				
Install new water saver 1.6 gpm toilet Gerber or equal with seat to code as per Performance Manual guidelines.(Manfield, Artisian,Kohler or approved equal) Water line and waste line are existing. Fixture not to exceed one hundred dollar (\$125.00).				
Total for: 1st Floor Bath				\$ _____
<u>Stairway to 2nd. Floor</u>				
<u>Interior Walls</u>				
61	0090010001	980 SF	1 Code violation	\$ _____
<u>Install New Drywall & Paint</u>				
Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.				

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

62 0010020001 60 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Structural

63 0010040003 15 NO 1 Code violation \$ _____

Repair Stairs

Remove all defective materials and replace with new material to match existing. Repair as specified to leave stair system in tight, safe working condition.

64 0100010006 480 SF 1 Code violation \$ _____

Refinish Stairway system

Scrape and sand, re-stain treads, banisters splindles railings etc. and paint risers white,

Total for: Stairway to 2nd. Floor \$ _____

2nd Floor Bedroom Front

Electric Repairs-

65 0110020013 1 EA 1 Code violation \$ _____

Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3) bulb light fixture Moss, Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.

66 0110020014 1 EA 1 Code violation \$ _____

Install New Closet Light Fixture

Remove existing closet light fixture and install a new approved light fixture which will be a florescent or cool bulb fixture. Light not to exceed twenty five dollars (\$25.00).

Interior Walls

67 0090010001 1325 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

68 0010020001 160 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, windows and doorway casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Floor

69	0030010007	280 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.) Include closet

Doors

70	0010090005	1 NO	1 Code violation	\$ _____
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Install Prehung Interior Door

Provide and install 3(three) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL doors complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint. Entranceway and closets

Total for: 2nd Floor Bedroom Front				\$ _____
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2nd Floor Bedroom Middle**Interior Walls & Trim**

71	0090010001	1456 SF	1 Code violation	\$ _____
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Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

72	0010020001	160 LF	1 Code violation	\$ _____
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Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, windows and doorway casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Doors

73	0010090005	2 NO	1 Code violation	\$ _____
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Install Prehung Interior Door

Provide and install (2) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL doors (entranceway and closet) complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

Windows

74	0010100000	1 ea.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install one new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Electric Repairs-

75	0110020013	1 EA	1 Code violation	\$ _____
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Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3) bulb light fixture Moss,Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.

Floor

76	0030010007	220 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.) include closet

Total for: 2nd Floor Bedroom Middle \$ _____

2nd Floor Bedroom Rear

Interior Walls

77	0090010001	1190 SF	1 Code violation	\$ _____
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Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

78	0010020001	140 LF	1 Code violation	\$ _____
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Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim (customer has choice of style). Corners must be miter cut with a tight and clean fit.Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Doors

79	0010090005	2 NO	1 Code violation	\$ _____
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Install Prehung Interior Door (2)

Provide and install (2) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL doors at entranceway and closet complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

Windows

80	0010100000	1 ea.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Electric Repairs-

81	0110020013	1 EA	1 Code violation	\$ _____
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Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 52" ceiling fan with three(3) bulb light fixture Moss,Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$100.00). To be operated by existing wall switch.

82	0110020014	1 EA	1 Code violation	\$ _____
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Install New Closet Light Fixture

Remove existing closet light fixture and install a new approved light fixture which will be a florescent or cool bulb fixture.Light not to exceed twenty five dollars (\$25.00).

Floor

83	0030010007	240 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)Include closet

Total for: 2nd Floor Bedroom Rear \$ _____

2nd Floor Bath

Doors

84	0010090005	2 NO	1 Code violation	\$ _____
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Install Prehung Interior Door

Provide and install (2) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint. Entranceway and closet

Windows

85	0010100000	1 ea.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Electric Repairs-

86	0110020012	1 EA	1 Code violation	\$ _____
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Install Interior Ceiling Fixture with Switch

Install a new interior ceiling light fixture Progress or equal that will be switch operated from a new wall switch located on doorway wall. Light fixture not to exceed thirty dollars (\$30.00).

87	0110040004	1 NO	1 Code violation	\$ _____
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Install Exhaust Fan

Install ceiling mounted exhaust fan, Nutone or approved equal. Fan shall move 50 cfm intermittent or 20 cfm continuous. Duct fan to exterior per 2003 IRC section M1506.

88	0010030012	1 EA	1 Code violation	\$ _____
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Install Medicine Cabinet

Install a new 24" inch wide Oak frame swing door medicine cabinet with three (3) bulb light bar. Light bar to be operated by switch located on wall near medicine cabinet. Cabinet not to exceed \$125.00 and be Miami carey or equal.

Plumbing Repairs

89	0130040007	1 NO	1 Code violation	\$ _____
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Install Vanity w/Sink

Remove existing vanity , and sink, install new vanity ,Vanity Flair or equal w/sink to code complete. (allowance of up to \$240.00 for vanity and top w/ 4" backsplash, Customer is to have a choice in style and color)

Include trap, faucets, shut off valve, pop-up drain, caulk, etc.Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 60 psi.

90	0130040014	1 NO	1 Code violation	\$ _____
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Install Tub/Shower Surround Combination

Install tub and surround wall unit 2,3 or 4 pice units (Lasco, Sterling or approved equal unit) as per Performance Manual guidelines and local code.

Owner to have input on style of unit.

Include an anti-scald valve on shower. (This line item is to include all fixtures, supply and waste lines normally associated with tub/shower installations.)

91	0130040023	1 NO	1 Code violation	\$ _____
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Install Toilet

Install new water saver 1.6 gpm toilet Gerber or equal with seat to code as per Performance Manual guidelines.(Manfield, Artisian,Kohler or approved equal) Water line and waste line are existing.

Fixture not to exceed one hundred dollar (\$125.00).
Floor

92 0030010001 60 SF 1 Code violation \$ _____

Install Vinyl Tile

Scrape and clean floor free of all debris to ensure smooth uniform surface and install luan sub-flooring, set tiles in mastic and follow proper pattern or graining. Include chrome threshold strips at all exposed flooring edges. Tile shall be Armstrong, GAF or approved equal with a minimum five (5) year wear warranty. \$1.15 square foot material allowance.

Interior Walls

93 0090010001 720 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Interior Trim

94 0010020001 110 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, window and doorways casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Total for: 2nd Floor Bath \$ _____

Enclosed Rear Porchroom

Interior Walls & Trim

95 0090010001 680 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

96 0010020001 120 LF 1 Code violation \$ _____

Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, windows and doorways casings. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Floor

97 0030010005 140 SF 1 Code violation \$ _____

Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring including closet; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new vinyl sheetgoods Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per owners input.

Electric Repairs-

98 0110020012 1 EA 1 Code violation \$ _____

Install Interior Ceiling Fixture with Switch

Install a new interior ceiling light fixture Progress or equal that will be switch operated from a new wall switch located on doorway wall. Light fixture not to exceed thirty dollars (\$30.00).

99 0110020014 1 EA 1 Code violation \$ _____

Install New Closet Light Fixture

Remove existing closet light fixture and install a new approved light fixture which will be a florescent or cool bulb fixture. Light not to exceed twenty five dollars (\$25.00).

Doors

100 0010090005 2 NO 1 Code violation \$ _____

Install Prehung Interior Door (2)

Provide and install 2 factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint. Entranceway and closet

Windows

101 0010100004 1 NO 1 Code violation \$ _____

RE-Cut In Window opening

RE-Cut in rough opening that has been covered to accomodate specified window size, re- frame in header and sill if nessacary; install replacement window complete with hardware and 2-3/8" trim.

102 0010100000 2 ea. 1 Code violation \$ _____

Install Vinyl Replacement Window

Install 2 (two) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Total for: Enclosed Rear Porchroom \$ _____

Stairway to 3rd Floor

Interior Walls & Trim

103 0090010001 1140 SF 1 Code violation \$ _____

Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners.

Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

104	0010020001	0 LF	1 Code violation	\$ _____
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Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, windows and doorways. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Structural

105	0010040003	0 NO	0	\$ _____
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Repair Stairs

Remove all defective materials and replace with new material to match existing. Repair as specified to leave stair system in tight, safe working condition.

106	0100010006	240 SF	1 Code violation	\$ _____
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Refinish Stairway

Scrape, sand and re-stain treads, banister, spindles, railing etc. and paint risers white

Electric Repairs-

107	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

Total for: Stairway to 3rd Floor				\$ _____
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3rd Floor Bedroom Front**Interior Walls & Trim**

108	0090010001	1480 SF	1 Code violation	\$ _____
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners.

Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

109	0010020001	180 LF	1 Code violation	\$ _____
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Install Base Trim

Install 3-1/2" clear pine "Ranch" OR "Colonial" style base trim, windows, doorways. Corners must be miter cut with a tight and clean fit. Nail holes filled with wood putty or other approved filler. Joints and face surface to be sanded and ready for paint or stain finish

Doors

110	0010090005	2 NO	1 Code violation	\$ _____
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Install Prehung Interior Doors(2)

Provide and install 2 (two) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint. Entranceway and closet

Floor

111	0030010007	310 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.) Include closets

Total for: 3rd Floor Bedroom Front \$ _____

3rd Floor Bedroom Rear

Interior Walls & Trim

112	0090010001	1160 SF	1 Code violation	\$ _____
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Install New Drywall & Paint

Provide and install 1/2" gypsum board nailed or screwed into studs or furring on all four walls & ceiling including closets.

Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. Apply two coats of Antique White MAB paint to walls or approved equal with white ceiling and trim

Doors

113	0010090005	2 NO	1 Code violation	\$ _____
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Install Prehung Interior Door (2)

Provide and install 2 (two) factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL doors complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint. Entranceway and closet

Floor

114	0030010007	185 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.) Include closets

Electric Repairs-

115	0110020013	1 EA	1 Code violation	\$ _____
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Install Ceiling Light/Fan with Switch

Remove existing ceiling light fixture and install a new 42" ceiling fan with three(3) bulb light fixture Moss, Hampton Bay or equal. Fan and light fixture not to exceed one hundred (\$160.00). To be operated by existing wall switch.

Windows

116 0010100000 1 ea. 1 Code violation \$ _____

Install Vinyl Replacement Window

Install one new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

Total for: 3rd Floor Bedroom Rear \$ _____

BASEMENT

Heating

117 0120010004 1 NO 1 Code violation \$ _____

Install Furnace System Complete w/Ductwork etc.

Install new furnace as specified including clean out, ductwork, thermostat, registers, flue liner and main disconnect to code.****(Flu liner as needed for orphaned gas appliances, water heater etc. If not necessary, indicate in writing.)

- 0 Install a new 90+% AFUE, ENERGY STAR rated furnace and thermostat as specified including, ductwork, thermostat, registers, and main disconnect to code.
 - 1) size the new furnace to the home per ACCA Manual J, Residential Load Calculations, submit your load calculation form with your bid showing the sizing of the furnace for the design heat load. Do not over size the unit. This item will be considered incomplete and not paid without sizing specifications.
 - 2) install and vent the unit per manufacturer's instructions (PMI)
 - 3) electrical supply must be a dedicated circuit with a switch at the unit.
 - 4) unit must have a minimum 30 inch front clearance, when installed.
 - 5) check the gas input to the unit
 - 6) check the temp. rise and match to the unit (PMI)
 - 7) recheck for gas leaks
- All furnace work must meet or exceed NFPA #54, as well as any other local codes
 Install the ductwork for best possible efficiency. Use a reduced plenum system if possible.
 size all ducts for best performance (PMI) and manual "J" for sizing and number of registers.
 1) all joints in return air and supply ducts must be sealed
 2) install a filter chamber with a cover

Note: All attic installations of combined heating/cooling or condensing furnace equipment, requires the addition of a properly drained overflow pan.

Electric Repairs-

118 0110010006 1 Each 1 Code violation \$ _____

Upgrade Electric to (200) Amp Service

Disconnect existing service from 1st.flr and 2nd floor levels and re-wire to basement area as per code. Install new (200) amp 3 wire service and panel, complete with a main breaker, and breaker style circuits, with all circuits labeled and balanced. Square D, Cutler-Hammer, Westinghouse or

approved equal. Upgrade to meet City ordinance and NEC.

Total for: BASEMENT \$ _____

REAR EXTERIOR

Exterior Side Walls

119 0040020002 0 SF 0 \$ _____

Replace Brick Veneer

Remove old veneer and verify footer. Install veneer with wall ties every 3rd course spaced a min. of 2' apart. Veneer applied over other than block shall have a 1" air space and weep holes in 1st course.

Doors

120 0010090018 1 NO 1 Code violation \$ _____

Install Basement Access Door

Remove existing basement hatchway door. Install metal hatchway "BILCO" door. Provide all necessary masonry work for installation and seal entire system watertight. Caulk to finish. Paint with (2) two coats Rustoleum paint. Color to compliment color of house.

MATERIAL ALLOWANCES;standard size-\$350 / custom made \$750

Total for: REAR EXTERIOR \$ _____

ROOFS

3rd.flr Main Roof

121 0070010018 840 sq 1 Code violation \$ _____

Tear off Existing & Install New Rubber-roof

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. (INSTALL RUBBER ROOF AS PER MANUFACTURERS SPECS.) Screw down one layer of 1/2 inch High Density Recovery Board, then glue down .060 "CARLISLE" EPDM RUBBER (AS PER MANUFACTURERS SPECS). Replace all flashings at chimneys and eaves and install all New Aluminium drip edges, New Valley Metal, Vent Boots. (seal all flashings, drip edges with uncured elastic form rubber)

NOTE: WHERE CHIMNEYS, DORMERS, PARAPIT WALLS ARE, THE RUBBER SHOULD RUN UPWARDS AT LEAST 6-8" AND ENDED WITH TERMINATION BAR(S) AND FINISHED WITH A LAP SEALANT. (IN THE EVENT OF MANSORD HAVING SIDING ON IT, THE BOTTOM TWO ROWS SHALL BE CAREFULLY REMOVED TO ALLOW FOR THE 6-8" OF RUBBER TO RUN UPWARD ONTO MANSORD, TERMINATED AND SEALED. REPLACE EXISTING SIDING BE TO ORIGINAL STATE)

122 0070030002 60 LF 1 Code violation \$ _____

Install New Gutters and Downspouts

Install new white aluminum seamless spouting and calculated number of outlets and downspouts to accommodate maximum water volumes. Use all new metal hangers/straps.

2nd.flr rear flat

123 0070010018 360 ea. 1 Code violation \$ _____

Tear off Existing & Install New Rubber-roof

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. (INSTALL RUBBER ROOF AS PER MANUFACTURERS SPECS.) Screw down one layer of 1/2 inch High Density Recovery Board, then glue down .060 "CARLISLE" EPDM

RUBBER(AS PER MANUFACTURERS SPECS).Replace all flashings at chimneys and eaves and install all New Aluminium drip edges,New Valley Metal, Vent Boots.(seal all flashings,drip edges with uncurrred elastic form rubber)

NOTE:WHERE CHIMNEYS,DORMERS,PARAPIT WALLS ARE ,THE RUBBER SHOULD RUN UPWARDS AT LEAST 6-8" AND ENDED WITH TERMINATION BAR(S) AND FINISHED WITH A LAP SEALANT.(IN THE EVENT OF MANSORD HAVING SIDING ON IT,THE BOTTOM TWO ROWS SHALL BE CAREFULLY REMOVED TO ALLOW FOR THE 6-8" OF RUBBER TO RUN UPWARD ONTO MANSORD,TERMINATED AND SEALED. REPLACE EXISTING SIDING BE

124	0070030002	60 LF	0	\$	_____
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Install New Gutters and Downspouts

Install new white aluminum seamless spouting and calculated number of outlets and downspouts to accommodate maximum water volumes.Use all new metal hangers/straps.

Porches front & back

125	0070010001	280 SF	1 Code violation	\$	_____
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Tear Off Existing Roof &Install New (FRONT)

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 225 lb. composition 20-year fiberglas shingles with vent-a ridge style ventilation system. Install ice / water barrier. Use Celogaurod shingle underlayment, Globe; Eave and valley shield or equivalent.Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.85 per sq. ft.

126	0070010001	220 SF	1 Code violation	\$	_____
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Tear Off Existing Roof & Install New (REAR)

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 225 lb. composition 20-year fiberglas shingles with vent-a ridge style ventilation system. Install ice / water barrier. Use Celogaurod shingle underlayment, Globe; Eave and valley shield or equivalent.Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.85 per sq. ft.

Total for: ROOFS \$ _____

Total for: Interior \$ _____

Job Total Cost: \$ _____

2. Provide an estimated construction schedule including when you will be prepared to sign a redeveloper's contract with the Redevelopment Authority and when you expect to have all work completed. (Please be as detailed as possible.)

Developer Experience and Financial Capacity

3. Provide (as an attachment) verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to bank accounts, loan commitments, and irrevocable letters of credit.) **Please note: Proposals will not be considered complete without proof of financial capacity.**

4. State your experience (list and describe prior and current projects) and provide contact information for at least two references. If other than an individual, describe your organization in detail.

STATEMENT OF PROPOSED DEVELOPER

1. *Upon selection by the Redevelopment Authority, I/we agree to enter into negotiations with RACA to conclude in a Redeveloper’s Contract (“Contract”) in form and content satisfactory to RACA. Such Contract, among other terms and conditions, shall provide for revestment of title to the land and any improvements thereon to RACA in case of failure of developer to satisfy any condition in said Contract with RACA. (Please note: Normally, Redeveloper’s Contracts are signed within 30 days of RACA approval of redeveloper.)*
2. *I/we agree not to seek any variances from the zoning, building, or housing codes of the City of Allentown without the expressed written permission of RACA.*
3. *I/we understand that after selection of the developer, RACA reserves the right to cancel its relationship with the proposed developer and not issue a Redeveloper’s Contract regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the project site. I/we may not at any time after the execution of the Redeveloper’s Contract make any claim against RACA based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold “as-is” and “where-is.”*
5. *I/we understand that RACA reserves the right to utilize a multitude of evaluation techniques, so that, although the offered price will be a consideration, the selected developer may not necessarily be the “highest bidder.”*
6. *I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from RACA to me/us.*

Developer Information

Organization: _____ Phone: _____
 Address: _____ Fax: _____
 _____ Email: _____

Developer is a(n) ____ individual, ____ partnership, ____ corporation

I/we have read this Instruction Package and understand what is required by RACA in order to select a qualified developer for this project, and submit this Proposal this ____ day of _____.

 Signature Title

 Signature Title