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 556 N. 4th Street into a single-family home to be resold to an income-qualified homebuyer. The property is a 1,830 square foot, 2 ½ story, single-family row home. 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:

Karen Beck Pooley, Executive Director Redevelopment Authority of the City of Allentown City Hall, Suite 330 435 Hamilton Street Allentown, PA 18101-1699 610-437-7739 (work) 610-737-8504 (cell) 610-437-7570 (fax) <u>beck-pooley@allentowncity.org</u>

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.
- 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 Monday, February 15th.
- 4. Be certain to include the signed statement appearing on page 24.
- 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 10 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.

terior				
Main St	ructure			
Single	Family			
ROOF				
MAIN	I-A			
1	0070010001	600 SF	5 Improvement	\$

Tear Off Existing Roof and Install New

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 Celogaurd 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.

2	0070030020	25 LF	5 Improvement	\$	
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Reline Box gutters

Remove existing tin/ rubber in box gutter. Install rubber roofing in complete box gutter area. Install new drain tube.

2ND FL. - REAR FLAT

		000	The statement of the second	¢	
3	0070010018	600	5 Improvement	P	

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 uncurred 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 ORGINAL STATE)

FRONT PORCH					
4	0070010001	150 SF	5 Improvement	\$	
Tear	Off Existing Roof a	nd Install New			

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 Celogaurd

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.

SIDE PORCH				
5	0070010001	150 SF	5 Improvement	\$
Tear (Off Existing Roof a	nd Install New		

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 Celogaurd shingle underlayment, Globe; Eave and valley shield or equivalent.Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

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

Total for: ROOF	\$
Total for: Interior \$	
Job Total Cost: \$	

ain Str	ucture				
ingle F	amily				
ACAD	E				
POWE	RWASH				
1	0100020016	2675 SF	5 Improvement	\$	
chalking	g and loose paint. S	Surfaces to be pai	of bleach and detergent to r nted, include Brick, soffits, s N HOUSE. FRONT REAR,	gutters, downspouts and	
PAINT					
2	0100020001	2675 SF	5 Improvement	\$	
Paint H	louse Complete		65 57 Mi Bi 2019-0-1	10 NT21 30 NT40 10409-1	
primer f approve REAR.	to all bare wood. A ed equal. Include a	llow to dry, and a	surface and apply one (1) of pply one (1) finish coat of ex house painting. TO INCLU	terior latex, MAB or	
DOOR	0				
DOOR	5				
3 Install Provide (Pease	0010090002 Exterior Door inclusted and install white, p , Thermatru, Stanle	preprimed steel in y or approved eq	5 Improvement sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping.	x 3-1/2" butt hinges. In	cluc
3 Provide (Pease keyed I Provide approve	0010090002 Exterior Door incluse and install white, p , Thermatru, Stanle ockset, doorstop, do and install white, p ed equal). Swing to	uding Storm preprimed steel in y or approved eq eadbolt, and viny prefinished alum.	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o	clua d.
3 Provide (Pease keyed I Provide approve	0010090002 Exterior Door incluest and install white, p , Thermatru, Stanle ockset, doorstop, do and install white, p ed equal). Swing to PACKAGE	uding Storm preprimed steel in y or approved eq eadbolt, and viny prefinished alum. o complement ext	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ne	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary.	cluc d.
3 Provide (Pease keyed I Provide approve CURB	0010090002 Exterior Door inclue and install white, p , Thermatru, Stanle ockset, doorstop, do and install white, p ed equal). Swing to PACKAGE 0010120004	uding Storm preprimed steel in y or approved eq eadbolt, and viny prefinished alum. o complement ext 1 EA.	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o	clud d.
3 Install Provide (Pease keyed I Provide approvide approvide A CURB- INSTA FIXTUF HORIZ GROUI FROM	0010090002 Exterior Door inclu- e and install white, p , Thermatru, Stanle- ockset, doorstop, du- e and install white, p ed equal). Swing to PACKAGE 0010120004 APPEAL PACKAG LL ONE HAMPTO RE #475616-\$29.97 ONTAL-MOUNTED P POLISHED BRA STREET. (ALL IT LD CONTAIN 1-LIG	uding Storm preprimed steel in y or approved eq eadbolt, and vinyi- prefinished alum. complement ext 1 EA. E N-BAY POLISHE 7,INSTALL ONE MAILBOX #483- ASS FINISHED 4 TEMS LISTED, F	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ne	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary. -MOUNTED LIGHT BRASS FINISHED ALL NEW HILLMAN- 5.58 EACH ,IN PLAIN V COMPLETED PACKAO	VIE\
3 Install Provide (Pease keyed I Provide approve CURB 4 CURB- INSTA FIXTUF HORIZ GROUI FROM SHOUL	0010090002 Exterior Door inclust and install white, p , Thermatru, Stanle ockset, doorstop, do and install white, p ed equal). Swing to PACKAGE 0010120004 APPEAL PACKAG LL ONE HAMPTO RE #475616-\$29.97 ONTAL-MOUNTED P POLISHED BRA STREET. (ALL IT LD CONTAIN 1-LIG IED.	uding Storm preprimed steel in y or approved eq eadbolt, and vinyi- prefinished alum. complement ext 1 EA. E N-BAY POLISHE 7,INSTALL ONE MAILBOX #483- ASS FINISHED 4 TEMS LISTED, F	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ner 5 Improvement D BRASS FINISHED WALL DELEGANCE POLISHED 748-\$26.97 AND INSTALL " ADDRESS NUMBERS \$6 OUND AT HOME-DEPOT)-	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary. -MOUNTED LIGHT BRASS FINISHED ALL NEW HILLMAN- 5.58 EACH ,IN PLAIN N COMPLETED PACKAO DDRESS NUMBERS W	viev VIEV
3 Install Provide (Pease keyed I Provide approvide approvide A CURB- INSTA FIXTUF HORIZ GROUI FINISH	0010090002 Exterior Door inclust and install white, p , Thermatru, Stanle ockset, doorstop, do and install white, p ed equal). Swing to PACKAGE 0010120004 APPEAL PACKAG LL ONE HAMPTO RE #475616-\$29.97 ONTAL-MOUNTED P POLISHED BRA STREET. (ALL IT LD CONTAIN 1-LIG IED.	uding Storm preprimed steel in y or approved eq eadbolt, and vinyi- prefinished alum. complement ext 1 EA. E N-BAY POLISHE 7,INSTALL ONE MAILBOX #483- ASS FINISHED 4 TEMS LISTED, F	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ner 5 Improvement D BRASS FINISHED WALL DELEGANCE POLISHED 748-\$26.97 AND INSTALL " ADDRESS NUMBERS \$6 OUND AT HOME-DEPOT)-	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary. -MOUNTED LIGHT BRASS FINISHED ALL NEW HILLMAN- 5.58 EACH ,IN PLAIN V COMPLETED PACKAO	viev VIEV
3 Install Provide (Pease keyed I Provide approve CURB 4 CURB - INSTA FINSTA FINSTA FINSTA FINSTA FINSTA FINISH RAILLI 5 Install Install	0010090002 Exterior Door inclue and install white, p , Thermatru, Stanle ockset, doorstop, de and install white, p ed equal). Swing to PACKAGE 0010120004 APPEAL PACKAG 0010120004 APPEAL PACKAG LL ONE HAMPTO RE #475616-\$29.97 ONTAL-MOUNTED P POLISHED BRA STREET. (ALL IT D CONTAIN 1-LIG IED. NGS 0050010006 Metal Porch Posts	uding Storm preprimed steel in y or approved eq eadbolt, and vinyi prefinished alum. complement ext 1 EA. E N-BAY POLISHE 7,INSTALL ONE MAILBOX #483- ASS FINISHED 4 TEMS LISTED, F HT FIXTURE,1-M 3 NO mb and firmly atta	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ne 5 Improvement D BRASS FINISHED WALL DELEGANCE POLISHED 748-\$26.97 AND INSTALL "ADDRESS NUMBERS \$6 OUND AT HOME-DEPOT)- IAILBOX, AND ALL NEW A	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary. \$	VIEV
3 Install Provide (Pease keyed I Provide approve CURB 4 CURB - INSTA FINSTA FINSTA FINSTA FINSTA FINSTA FINISH RAILLI 5 Install Install	0010090002 Exterior Door incluses and install white, p , Thermatru, Stanles ockset, doorstop, do and install white, p ed equal). Swing to PACKAGE 0010120004 APPEAL PACKAGE 0010120004 APPEAL PACKAGE 0050010006 Metal Porch Posts structural posts, plut	uding Storm preprimed steel in y or approved eq eadbolt, and vinyi prefinished alum. complement ext 1 EA. E N-BAY POLISHE 7,INSTALL ONE MAILBOX #483- ASS FINISHED 4 TEMS LISTED, F HT FIXTURE,1-M 3 NO mb and firmly atta	sulated raised panel exterio ual). Set on 1-1/2 pair 3-1/2 I bubble weather-stripping. storm door with screen and erior door. Caulk where ner 5 Improvement D BRASS FINISHED WALL DELEGANCE POLISHED 748-\$26.97 AND INSTALL "ADDRESS NUMBERS \$6 OUND AT HOME-DEPOT)- MAILBOX, AND ALL NEW A 5 Improvement	r 1-3/4" solid core door, x 3-1/2" butt hinges. In Owner to paint if desired storm window (Larson o cessary. \$	VIEV

STAIRS 9 0010040005 1 NO 5 Improvement \$				Total for: FACADE	\$
7 0010090002 1 NO 5 Improvement \$	SIDE				
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" but hinges. Inclu 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. BILCO DOOR 8 0010090018 1 NO 5 Improvement 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 w (2) two coats Rustoleum paint. Color to compliment color of house. Total for: SIDE STAIRS 9 0010040005 1 NO 5 Improvement Setting stair system and replace with new stair system. Use 2"x 10"treads and 2"x 12" stringers. WALLS 10 0040030001 240 SF 5 Improvement Stucco Install lath and two coats of stucco to a minimum of 5/8". WALLS GOING DOWN STEPS EASEMENT WALLS 11 0040030004 800 SF 5 Improvement Setting Staire system walls. Cover wire mesh with total of two (2) coats of 1/2" mixture o Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER 12 012001012 1 NO 6 Energy conservation Setting Staires or EQUAL QUALITY GAS FIRED CAST IRCON BOILER.	PORC	н			
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. Inclu keyed lockset, doorstop, deadbolt, and vinyl buble 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. BILCO DOOR 8 0010090018 1 NO 5 Improvement \$	7	0010090002	1 NO	5 Improvement	\$
(Pease, Thermatru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Inclukeyed 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. BILCO DOOR 8 0010090018 1 NO 5 Improvement \$	Install	Exterior Door incl	uding Storm		
8 0010090018 1 NO 5 Improvement \$	(Pease keyed Provid	e, Thermatru, Stanle lockset, doorstop, d e and install white, p	eadbolt, and prefinished all	d equal). Set on 1-1/2 pair 3-1/2 x 3- vinyl bubble weather-stripping. Own um. storm door with screen and stor	-1/2" butt hinges. Include ner to paint if desired. m window (Larson or
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 w (2) two coats Rustoleum paint. Color to compliment color of house. Total for: SIDE \$	BILCO	D DOOR			
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BASEMENT STAIRS STAIRS STAIRS 9 0010040005 1 NO 5 Improvement \$ Replace Basement Steps Remove existing stair system and replace with new stair system. Use 2"x 10"treads and 2"x 12" stringers. WALLS 10 0040030001 240 SF 5 Improvement \$ MALLS 0040030001 240 SF 5 Improvement \$ Total for: BASEMENT \$ BASEMENT WALLS 11 0040030004 800 SF 5 Improvement \$ BASEMENT WALLS 11 0040030004 800 SF 5 Improvement \$ Install wire mesh on basement walls. Cover wire mesh with total of two (2) coats of 1/2" mixture o Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER 12 0120010012 1 NO 6 Energy conservation \$ Install Gas Boiler REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY. INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.				compliment color of house.	
STAIRS 9 0010040005 1 NO 5 Improvement \$				Total for: SIDE	\$
9 0010040005 1 NO 5 Improvement \$	BASEN	MENT STAIRS			
Replace Basement Steps Remove existing stair system and replace with new stair system. Use 2"x 10"treads and 2"x 12" WALLS WALLS 10 0040030001 240 SF 5 Improvement \$	STAIR	RS			
Remove existing stair system and replace with new stair system. Use 2"x 10"treads and 2"x 12" stringers. WALLS 10 0040030001 240 SF 5 Improvement \$	9	0010040005	1 NO	5 Improvement	\$
10 0040030001 240 SF 5 Improvement \$	Remov	ve existing stair systers.	-	ce with new stair system. Use 2"x 1	0"treads and 2"x 12"
Stucco Install lath and two coats of stucco to a minimum of 5/8". WALLS GOING DOWN STEPS Total for: BASEMENT STAIRS \$	(in the second s	Carear and respect of	240 SE	Elmnouement	\$
Install lath and two coats of stucco to a minimum of 5/8". WALLS GOING DOWN STEPS Total for: BASEMENT STAIRS BASEMENT WALLS IN 0040030004 800 SF 5 Improvement Parge Basement Walls Install wire mesh on basement walls. Cover wire mesh with total of two (2) coats of 1/2" mixture o Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER I2 0120010012 1 NO 6 Energy conservation Install Gas Boiler REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY. INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.	55Birmore	N. A.	240 SF	5 improvement	Ψ
Total for: BASEMENT STAIRS \$			of stucco to a	minimum of 5/8". WALLS GOING I	DOWN STEPS
BASEMENT WALLS 11 0040030004 800 SF 5 Improvement \$					
WALLS 11 0040030004 800 SF 5 Improvement \$	BASE	MENT			*
Parge Basement Walls Install wire mesh on basement walls. Cover wire mesh with total of two (2) coats of 1/2" mixture of Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER 12 0120010012 1 NO 6 Energy conservation \$					
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Install wire mesh on basement walls. Cover wire mesh with total of two (2) coats of 1/2" mixture of Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER 12 0120010012 1 NO 6 Energy conservation \$					d.
Portland cement and sand. Color to complement color of home. Finish to be smooth. BOILER 12 0120010012 1 NO 6 Energy conservation \$ Install Gas Boiler REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY. INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.			ment walls. C	over wire mesh with total of two (2)	coats of 1/2" mixture of
12 0120010012 1 NO 6 Energy conservation \$	Portlar	nd cement and sand	. Color to con	nplement color of home. Finish to be	e smooth.
Install Gas Boiler REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY. INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.	BOIL	ER			
REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY. INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.	12	0120010012	1 NO	6 Energy conservation	\$
INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.	Install	Gas Boiler			
HEATING SYSTEM WILL BE SIZED TO MAINTAIN A MINIMUM OF 70 DEGREES FAHRENHEIT					
AT ZERO DEGREES FAHRENHEIT OUTSIDE TEMPERTURRE.		NIT SHALL MEET A			

THE UNIT SHALL MEET ALL LOCAL CODES.

INSTALL A CHIMNEY LINER WHEN CHANGING FROM OIL TO GAS.****** INSTALL A CHIMNEY LINER WHEN CHANGING FROM GAS TO OIL.******

WATER HEATER

13 0130060002

5 Improvement

\$

Replace Hot Water Heater

Remove and dispose of old unit and install new 40 gallon energy-efficient unit to code.

1) Include new shut off valve.

2)install using solid black gas line and dispose of old flex supply.(if a gas unit)

3) Install copper drip line from the pop-off valve.

4) install flu liner sized for the unit (PMI) (if a gas unit)

1 NO

5) install to include dielectric unions

6) install on an approved water heater floor pan, if other than unfinished basement location.

Electric Repairs-

14	0110010006	1 Each	5 Improvement	\$
Upgra	de Electric to (100	(150/200) Amp S	Service	

Disconnect existing service. Install new (100/150/200) 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 ordinace and NEC.

15	0110040016	4 EA	1 Code violation	\$
Install	Interneted C.	maka Alasma		

Install Interconnected Smoke Alarms

Install a hard wired smoke alarm with battery back up. Unit shall be first allert, AIM, Night Hawk, or approved equal. INSTALL ONE IN BASEMENT, ONE ON FIRST FLLOR, ONE ON SECOND FLOOR, AND ONE ON THE THIRD FLOOR ALL TO BE INTERCONNECTED.

			Total for: BASEMENT	\$
LIVING	ROOM			
WAL	S AND CEILING			
16	0090010001	1050 SF	5 Improvement	\$
Instal	New Drywall			
	Il prime coat ready f		e corner bead on all corners. Pr pproved equal.	repare surface with quality
17	0100010018	1050 SF	5 Improvement	\$
Prepa	re Walls and Paint	Room Complete		
require equal free of	ed) entire room to a paint in accordance	uniform consisten with manufacture ny wallpaper and	doors and all trim for painting. F cy with a minimum of two (2) co r's recommendations. Complete patch all holes, nicks, etc. Dryv	pats of quality MAB or ed walls to be smooth and
WIND	ows			

\$ 3 18 0010100000 5 Improvement

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.

DOOF	RS			
19	0010090005	2 NO	5 Improvement	\$
nstall	Prehung Interior	Door		
vith lo		s, make all neces	ung SOLID-PINE core 6-RAISI ssary wall repairs and finish to aint.	
RADI	ATOR			
20	0120010013	1 NO	6 Energy conservation	\$
Replac	ce Radiator			
			idiator and replace with new ca h in Performance Manual - He	
Electr	ic Repairs-			
21	0110040001	1 EA	5 Improvement	\$
nstall	Interior Light Fixtu	ire	- 200 TO BALL & POINT OF DECK	
		NAME OF A DESCRIPTION OF A	approved equal. \$35 fixture a	llowance.
FLOO	RING			
22	0070010018	60 sf	1 Code violation	\$
Tear o	ff Existing & Instal	I New Rubber-ro	oof	
or rotter inch Hig MANU Alumin	h Density Recovery FACTURERS SPEC	LL RUBBER ROOF Board, then glue CS). Replace all fi	od,and pile neatly and haul away imm AS PER MANUFACTURERS SPECS down .060 "CARLISLE" EPDM ashings at chimneys and eaver ent Boots.(seal all flashings,dri)Screw down one layer of 1/2 I RUBBER(AS PER s and install all New
23	0030010008	375 SF	5 Improvement	\$
Replac	ce Carpet			
backin strips,	g and cushioning as (Material allowance	of \$18.99 a squa	arpeting; prepare surface and er's recommendation. Include n are yard including padding.) Flo aled prior to installation of carp	eeded chrome threshold or must be sealed with

Total for: LIVINGROOM	\$
	 the second se

DININGROOM

WALL	S AND CEILING			
24 Install	0090010001 New Drywall	780 SF	5 Improvement	\$
Provide coat pro	e and install 1/2" gy	ts and use outsid	ed or screwed into studs or furri le corner bead on all corners. P approved equal.	ng. Finish with three (3) repare surface with qualit
PAINT	ING			
25	0100010018	780 SF	5 Improvement	\$
Company on the American State	e Walls and Paint	and a function of the function of the second s		
require equal p free of (d) entire room to a loaint in accordance 	uniform consister with manufacture ny wallpaper and	doors and all trim for painting. ncy with a minimum of two (2) c er's recommendations. Complet patch all holes, nicks, etc. Dry	oats of quality MAB or ed walls to be smooth an
WINDO	ows			
26	0010100000	5	6 Energy conservation	\$
Install	Vinyl Replacemen	t Window		
using .(019 gauge aluminur	n. Include drip ca	ap and vinyl/aluminum 1/2 scree	
using .(wall rep window Windov	019 gauge aluminur pair to be included. v weights were remo	m. Include drip ca Caulk as necessa oved with batt ins by Star rating. Ce	ap and vinyl/aluminum 1/2 scree ary. Fill in all voids created in w	en. All interior and exterio indow frames when
using .(wall rep window Windov	019 gauge aluminur bair to be included. v weights were remo ws must have Energ ain 0.31 as of April 2	m. Include drip ca Caulk as necessa oved with batt ins by Star rating. Ce	ap and vinyl/aluminum 1/2 scree ary. Fill in all voids created in w sulation.	en. All interior and exterio indow frames when are u-factor 0.32, solar
using .(wall rep window Window heat ga	019 gauge aluminur bair to be included. weights were removes ws must have Energ ain 0.31 as of April 2 0010090005	n. Include drip ca Caulk as necessa oved with batt ins by Star rating. Ce 2005.	ap and vinyl/aluminum 1/2 scree ary. Fill in all voids created in w sulation.	en. All interior and exterio indow frames when
using .(wall rep window Window heat ga DOOR 27 Install Provide with loc	019 gauge aluminur pair to be included. weights were removes must have Energ ain 0.31 as of April 2 0010090005 Prehung Interior D e and install factory	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO <u>Door</u> hung 1-3/8" preh s, make all neces	ap and vinyl/aluminum 1/2 screa ary. Fill in all voids created in w sulation. Intral Zone Energy star ratings a 5 Improvement Soung SOLID-PINE core 6-RAISE ssary wall repairs and finish to b	en. All interior and exterio indow frames when are u-factor 0.32, solar \$
using .(wall rep window Window heat ga DOOR 27 Install Provide with loc	019 gauge aluminur pair to be included. weights were removes ws must have Energe ain 0.31 as of April 2 0010090005 Prehung Interior De and install factory ckset, trim both side MAB or equal interio	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO <u>Door</u> hung 1-3/8" preh s, make all neces	ap and vinyl/aluminum 1/2 screa ary. Fill in all voids created in w sulation. Intral Zone Energy star ratings a 5 Improvement Soung SOLID-PINE core 6-RAISE ssary wall repairs and finish to b	en. All interior and exterio indow frames when are u-factor 0.32, solar \$
using .(wall rep window Window heat ga DOOR 27 Install Provide with loc coats M	019 gauge aluminur pair to be included. weights were removes ws must have Energe ain 0.31 as of April 2 0010090005 Prehung Interior De and install factory ckset, trim both side MAB or equal interio	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO <u>Door</u> hung 1-3/8" preh s, make all neces	ap and vinyl/aluminum 1/2 screa ary. Fill in all voids created in w sulation. Intral Zone Energy star ratings a 5 Improvement Soung SOLID-PINE core 6-RAISE ssary wall repairs and finish to b	en. All interior and exterio indow frames when are u-factor 0.32, solar \$
using .(wall rep window Window heat ga DOOR 27 Install Provide with loc coats M RADIA 28 Replac Remov	019 gauge aluminur bair to be included. weights were removes ws must have Energe ain 0.31 as of April 2 0010090005 Prehung Interior De and install factory ckset, trim both side MAB or equal interio ATOR 0120010013 ce Radiator re and properly disp	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO Door hung 1-3/8" preh s, make all neces r wall and trim pa 1 NO ose of existing ra	ap and vinyl/aluminum 1/2 screa ary. Fill in all voids created in w sulation. Intral Zone Energy star ratings a 5 Improvement ssary wall repairs and finish to aint.	en. All interior and exterior indow frames when are u-factor 0.32, solar \$
using .0 wall rep window Window heat ga DOOR 27 Install Provide with loc coats M RADIA 28 Replac Remov provide	019 gauge aluminur bair to be included. weights were removes ws must have Energe ain 0.31 as of April 2 0010090005 Prehung Interior De and install factory ckset, trim both side MAB or equal interio ATOR 0120010013 ce Radiator re and properly disp	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO Door hung 1-3/8" preh s, make all neces r wall and trim pa 1 NO ose of existing ra	ap and vinyl/aluminum 1/2 screated in w sulation. Intral Zone Energy star ratings a 5 Improvement Social repairs and finish to aint. 6 Energy conservation adiator and replace with new ca	en. All interior and exterior indow frames when are u-factor 0.32, solar \$
using .0 wall rep window Window heat ga DOOR 27 Install Provide with loc coats M RADIA 28 Replac Remov provide	019 gauge aluminur pair to be included. weights were removes weights were removes were removes	n. Include drip ca Caulk as necessa oved with batt ins y Star rating. Ce 2005. 1 NO Door hung 1-3/8" preh s, make all neces r wall and trim pa 1 NO ose of existing ra	ap and vinyl/aluminum 1/2 screated in w sulation. Intral Zone Energy star ratings a 5 Improvement Social repairs and finish to aint. 6 Energy conservation adiator and replace with new ca	en. All interior and exterior indow frames when are u-factor 0.32, solar \$
using .(wall rep window Window heat ga DOOR 27 Install Provide with loc coats M RADIA 28 Replac Remov provide Electri 29 Install	019 gauge aluminur bair to be included. weights were removes weights were removes were removes weights were removes were r	n. Include drip ca Caulk as necessa byed with batt ins y Star rating. Ce 2005. 1 NO Door hung 1-3/8" preh s, make all neces r wall and trim pa 1 NO ose of existing ra ments as set fort 1 EA	ap and vinyl/aluminum 1/2 screated in w sulation. Intral Zone Energy star ratings a 5 Improvement Social Social Print Core 6-RAISE ssary wall repairs and finish to a aint. 6 Energy conservation adiator and replace with new ca th in Performance Manual - He	en. All interior and exterio indow frames when are u-factor 0.32, solar \$

30	0030010007	220 SF	5 Improvement	\$
	Carpet			
cushior		cturer's recomme	ce; install new carpet with backin andation. Include needed chrome rard.)	
			Total for: DININGROOM	\$
KITCHE	EN			
WALL	S AND CEILING			
31	0090010001	700 SF	5 Improvement	\$
Provide coat pr		ts and use outsid	ed or screwed into studs or furrin de corner bead on all corners. Pr approved equal.	
PAINT	ING			
32	0100010018 re Walls and Paint	700 SF	5 Improvement	\$
free of wall if r	defects. Remove a equired for smooth	ny walipaper and	er's recommendations. Complete I patch all holes, nicks, etc. Dryv	
WIND	ows			
33	0010100000 Vinyl Replacemer	2	6 Energy conservation	\$
Crystal Paint a coats M using wall rep window Window	200 series or equa II raw wood with on MAB or equal interio 019 gauge aluminu pair to be included. v weights were rem	I quality. Make a le (1) coat primer or trim paint. Inclu m. Include drip o Caulk as necess oved with batt in gy Star rating. Co	gap.double hung windows, unle- iny repairs needed to insure the i r. Paint casings and all other expo- ude all hardware and trim. Exterio ap and vinyl/aluminum 1/2 scree sary. Fill in all voids created in wir sulation. entral Zone Energy star ratings a	ntegrity of rough opening. osed trim with (2) two or wood to to be wrapped n. All interior and exterior ndow frames when
DOOF	1			
34	0010090005	1 NO	5 Improvement	\$
Provide with loo	Prehung Interior I e and install factory ckset, trim both side MAB or equal interio	hung 1-3/8" prei es, make all nece	hung SOLID-PINE core 6-RAISE essary wall repairs and finish to m aint.	D PANEL door complete natch existing with two (2)
CABI	NETS			
35 Install	0010030001 Base and Wall Ca	1 binets / Counte	5 Improvement	\$

Install Base and Wall Cabinets / Countertop 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)

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 \$2500.00

"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

RADI	ATOR			
36	0120010013	1 NO	6 Energy conservation	\$
Replac	ce Radiator			
			adiator and replace with new ca th in Performance Manual - He	
Electr	ric Repairs-			
37	0110030003	2 NO	1 Code violation	\$
Install	GFCI			
Install	a new GFI receptac	le in wall comple	te with any needed wiring. Must	t meet NEC codes.
38	0110040001	1 EA	5 Improvement	\$
Install	Interior Light Fixt	ure		
Install	new interior light fix	ture, Progress or	approved equal. \$35 fixture a	llowance.
39	0110040010	1 NO	5 Improvement	\$
Install	Range Hood			
	Range mounted ext al type. Color to be		speed fan and overhead light	nutone or approved equal
40	0110040013	1 EA	5 Improvement	\$
Install	New Range			
be a		equal and not to	range with four(4) top burners a exceed six hundred dollars (\$60 ge.	
FLOO	R			
41	0030010005	196 SF	5 Improvement	\$
Install	Sheetgoods and \	Nood Base trim		
		THE STREET WITH THE STREET	crape and clean surface smooth	: fill all cracks and holes

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 **Total for: KITCHEN** \$ Stairway to 2nd. Floor WALLS AND CEILING \$ 0090010001 294 SF 5 Improvement 42 Install New Drywall Provide and install 1/2" gypsum board nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with guality drywall prime coat ready for paint. MAB or approved equal. PAINT \$ 43 0100010018 294 SF 5 Improvement Prepare Walls and Paint Room Complete Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish. STEPS \$ 90 SF 44 0030010007 5 Improvement 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 vard.) Total for: Stairway to 2nd. Floor \$ HALLWAY - 2ND FL. WALLS AND CEILING \$ 630 SF 5 Improvement 45 0090010001 Install New Drywall Provide and install 1/2" gypsum board nailed or screwed into studs or furring. 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. MAB or approved equal. PAINT 0100010018 630 SF 5 Improvement s 46 Prepare Walls and Paint Room Complete Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish. **Electric Repairs-**\$ 1 EA 47 0110040001 5 Improvement Install Interior Light Fixture

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

FLOC	DR			
48	0030010008	90 SF	5 Improvement	\$
	ce Carpet			
backin strips, polyur	ng and cushioning as (Material allowance	s per manufac of \$18.99 a s with all seams	ig carpeting; prepare surface and ir turer's recommendation. Include ne quare yard including padding.) Floo sealed prior to installation of carpe ng.	eded chrome threshold or must be sealed with
			Total for: HALLWAY - 2ND FL.	\$
RON	T ROOM - 2ND FL.			
WAL	LS AND CEILING			
49	0090010001	832 SF	5 Improvement	\$
Provid coat p		ts and use ou	ailed or screwed into studs or furrir tside corner bead on all corners. P or approved equal.	
PAIN	Т			
50	0100010018	832 SF	5 Improvement	\$
require equal free of	ed) entire room to a paint in accordance	uniform consi with manufac ny wallpaper a	ws, doors and all trim for painting. I stency with a minimum of two (2) co turer's recommendations. Complete and patch all holes, nicks, etc. Dryv	oats of quality MAB or ed walls to be smooth and
WIND	ows			
51	0010100000	5	5 Improvement	\$
Instal Crysta Paint a coats using wall re windo Windo	al 200 series or equa all raw wood with on MAB or equal interio .019 gauge aluminu epair to be included. w weights were rem	ane 7/8" There al quality. Make e (1) coat print or trim paint. Ir m. Include dri Caulk as nece oved with batt gy Star rating.	mo gap.double hung windows, unke e any repairs needed to insure the ner. Paint casings and all other exp include all hardware and trim. Exteri p cap and vinyl/aluminum 1/2 scree essary. Fill in all voids created in wi insulation. Central Zone Energy star ratings a	integrity of rough opening losed trim with (2) two or wood to to be wrapped en. All interior and exterio indow frames when
nour g				
DOO	RS			

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

	ÓR	NO/2024		
53	0120010013	1 NO	6 Energy conservation	\$
and the second sec	Radiator			
			idiator and replace with new ca h in Performance Manual - Hei	
Electric	Repairs-			
54	0110040001	1 EA	5 Improvement	\$
Install In	nterior Light Fixte	ure		
Install ne	ew interior light fixt	ture, Progress or	approved equal. \$35 fixture al	llowance.
55	012003	1 ea	1 Code violation	\$
Install b	attery operated s	moke detector		
	attery operated sm		1st floor.	
FLOOR				
56	0030010008	256 SF	5 Improvement	\$
Replace	Carpet			
	prior to any instal		aled prior to installation of carpo	et. Clearance testing mus
be done	prior to any instal	lation of flooring. Tota		s
MIDDLE	Prior to any instal	lation of flooring. Tota		
WIDDLE WALLS	Prior to any instal	lation of flooring. Tota	I for: FRONT ROOM - 2ND FL.	\$
MIDDLE WALLS	Prior to any instal	lation of flooring. Tota		
MIDDLE WALLS 57 Install N Provide a coat prod drywall p	Prior to any instal ROOM - 2ND FL. AND CEILING 0090010001 lew Drywall and install 1/2" gy	lation of flooring. Tota 441 SF psum board naile ts and use outsid	5 Improvement 5 corner bead on all corners. P	\$ \$ ng. Finish with three (3)
MIDDLE WALLS 57 Install N Provide coat prod drywall p PAINT	prior to any instal ROOM - 2ND FL. AND CEILING 0090010001 lew Drywall and install 1/2" gy cess. Tape all join prime coat ready for	lation of flooring. Tota 441 SF psum board naile ts and use outsid or paint. MAB or a	5 Improvement 5 Improvement of or screwed into studs or furring le corner bead on all corners. P approved equal.	\$ \$ ng. Finish with three (3) repare surface with qualit
MIDDLE WALLS 57 Install N Provide coat prov drywall p PAINT 58	prior to any instal ROOM - 2ND FL. AND CEILING 0090010001 lew Drywall and install 1/2" gy cess. Tape all join prime coat ready for 0100010018	lation of flooring. Tota 441 SF psum board naile ts and use outsid or paint. MAB or a 441 SF	5 Improvement 5 corner bead on all corners. P approved equal. 5 Improvement	\$ \$ ng. Finish with three (3)
MIDDLE WALLS 57 Install N Provide coat provide coat provi	prior to any instal ROOM - 2ND FL. AND CEILING 0090010001 lew Drywall and install 1/2" gy cess. Tape all join prime coat ready for 0100010018 Walls and Paint and patch walls,) entire room to a int in accordance efects. Remove a	Tota Tota 441 SF 441 SF psum board naile ts and use outsid or paint. MAB or a 441 SF Room Complete ceiling, windows, uniform consister with manufacture ny wallpaper and	5 Improvement 5 corner bead on all corners. P approved equal. 5 Improvement	S Paint (and prime if coats of quality MAB or ted walls to be smooth and the second s
MIDDLE WALLS 57 Install N Provide coat provide coat provi	prior to any instal ROOM - 2ND FL. AND CEILING 0090010001 lew Drywall and install 1/2" gy cess. Tape all join prime coat ready for 0100010018 Walls and Paint and patch walls,) entire room to a int in accordance efects. Remove a quired for smooth	Tota Tota 441 SF 9sum board naile ts and use outsid or paint. MAB or a 441 SF Room Complete ceiling, windows, uniform consister with manufacture ny wallpaper and	5 Improvement 5 Improvement 6 or screwed into studs or furring 10 corner bead on all corners. P 10 approved equal. 5 Improvement 2 10 doors and all trim for painting. 10 ncy with a minimum of two (2) corrs recommendations. Complet	S Paint (and prime if coats of quality MAB or ted walls to be smooth an

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.

DOOI	RS			
60	0010090005	2 NO	5 Improvement	\$
Install	Prehung Interior	Door		
with lo		s, make all nece	ung SOLID-PINE core 6-RAISE ssary wall repairs and finish to n aint.	
RADI	ATOR			
61	0120010013	1 NO	5 Improvement	\$
Repla	ce Radiator			
			idiator and replace with new cas h in Performance Manual - Hea	
Elect	ric Repairs-			
62	0110040001	1 EA	5 Improvement	\$
Instal	Interior Light Fixt	ure		
Install	new interior light fix	ture, Progress or	approved equal. \$35 fixture all	owance.
63	012003	1 ea	1 Code violation	\$
the second second second	battery operated s	Construction of the second s		
Install	battery operated sn	noke detector on	1st floor.	
FLOC	DR			
64	0030010007	441 SF	5 Improvement	\$
Instal	Carpet			
cushic	are floor to smooth a oning as per manufa rial allowance of \$18	cturer's recomme	ce; install new carpet with backir indation. Include needed chrome ard.)	ng and 3/8" foam e threshold strips.
		Total	for: MIDDLE ROOM - 2ND FL.	\$
BATH	ROOM - 2ND FL.			
WAL	LS AND CEILING			
65	0090010001	500 SF	5 Improvement	\$
Instal	I New Drywall	5		
coat p		ts and use outsid	ed or screwed into studs or furrin le corner bead on all corners. Pr approved equal.	

PAINT

66	0100010018	500 SF	5 Improvement	\$
Prepare		ceiling, windows,	doors and all trim for painting.	
required equal pa free of d	 entire room to a aint in accordance 	uniform consister with manufacture ny wallpaper and	ncy with a minimum of two (2) o ar's recommendations. Complet patch all holes, nicks, etc. Dry	oats of quality MAB or ted walls to be smooth and
WINDO	w			
67	0010100000	1	6 Energy conservation	\$
Install \	/inyl Replacemer	nt Window	1/ 32	
coats M using .0 wall rep window Window	AB or equal interio 19 gauge aluminu air to be included. weights were rem	or trim paint. Inclu m. Include drip ca Caulk as necess oved with batt ins gy Star rating. Ce	Paint casings and all other exp de all hardware and trim. Exter ap and vinyl/aluminum 1/2 scree ary. Fill in all voids created in w sulation. Intral Zone Energy star ratings a	ior wood to to be wrapped en. All interior and exterior indow frames when
DOOR				
68	0010090005	3 NO	5 Improvement	\$
with lock	kset, trim both side AB or equal interio	es, make all nece	ung SOLID-PINE core 6-RAISE ssary wall repairs and finish to aint.	
69	0120010013	1 NO	6 Energy conservation	\$
	Radiator	1110	o Energy conservation	*
Remove provide	and properly disp for heating require		idiator and replace with new ca h in Performance Manual - He	
	c Repairs-	10/122		¢
70	0110040004	1 NO	5 Improvement	\$
Install c			or approved equal. Fan shall er 2003 IRC section M1506.	move 50 cfm intermittent
71	0110040001	1 EA	5 Improvement	\$
	nterior Light Fixt		817	NAN
			approved equal. \$35 fixture a	llowance.
72	0110030003	1 NO	1 Code violation	\$
Install (nownti	1997 - 1990 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	a10
Install a	the second se	de in (bath or kitc	hen) area wall complete with ar	ny needed wiring. Must

- -

PLUN				
73	0130040014	1 NO	5 Improvement	\$
Install Perfor	Tub/Shower Surro tub and surround wa mance Manual guide to have imput on st	all unit 2,3 or all unit 2,3 or	4 pice units (Lasco, Sterling or app	roved equal unit) as per
Include		on shower. (This line item is to include all fixture stallations.)	es, supply and waste lines
74	0130040024	1 NO	5 Improvement	\$
Repla	ce Toilet			
white t	ve and dispose of o oilet with seat to coo ved equal)Toilet to b	le as per Per	Il a new mid-range 2-piece floor mo formance Manual guidelines.(Manfie pe.	unted vitreous china, eld, Artisian,Kohler or
75	0130040007	1 NO	5 Improvement	\$
Install	Vanity w/Sink			
(allowa style a Includ	ance of up to \$240.0 nd color)	0 for vanity a t off valve, po	all new vanity ,Vanity Flair or equal nd top w/ 4" backsplash, Customer op-up drain, caulk, etc.Faucet must I	is to have a choice in
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	iar max. now rate of	2.2 Of m at 0		
				\$
76	0130050006	1 NO	5 Improvement	\$
76 Replac	0130050006 ce Shower Rod	1 NO		\$
76 Replac Remov	0130050006 ce Shower Rod	1 NO	5 Improvement	\$\$_
76 Replac Remov	0130050006 ce Shower Rod ve old assembly and	1 NO replace com 1 NO	5 Improvement plete with new brackets. 5 Improvement	
76 Replac Remov 77 Replac Remov	0130050006 ce Shower Rod ve old assembly and 0130050012 ce or Install Medici	1 NO replace com 1 NO ne Cabinet a eplace with ne	5 Improvement plete with new brackets. 5 Improvement Ind Accessorie ew unit with mirror. Install new oak a	\$
76 Replac Remov 77 Replac Remov incl. tp	0130050006 ce Shower Rod ve old assembly and 0130050012 ce or Install Medici ve old cabinet and re	1 NO replace com 1 NO ne Cabinet a eplace with ne	5 Improvement plete with new brackets. 5 Improvement Ind Accessorie ew unit with mirror. Install new oak a	\$
76 Replac Remov 77 Replac Remov incl. tp 78	0130050006 ce Shower Rod ve old assembly and 0130050012 ce or Install Medici ve old cabinet and re holder, tb holder, to	1 NO replace com 1 NO ne Cabinet a eplace with ne wel hook, soa	5 Improvement plete with new brackets. 5 Improvement Ind Accessorie ew unit with mirror. Install new oak a ap dish, towel bar.	\$ accesories, 5- piece set
76 Replac Remov 77 Replac Remov incl. tp 78 Install	0130050006 ce Shower Rod ve old assembly and 0130050012 ce or Install Medici ve old cabinet and re holder, tb holder, to 0130050019	1 NO replace com 1 NO ne Cabinet a eplace with ne wel hook, so 1 NO	5 Improvement plete with new brackets. 5 Improvement Ind Accessorie ew unit with mirror. Install new oak a ap dish, towel bar.	\$ accesories, 5- piece set
76 Replac Remov 77 Replac Remov incl. tp 78 Install	0130050006 <u>ce Shower Rod</u> ve old assembly and 0130050012 <u>ce or Install Medici</u> ve old cabinet and re holder, tb holder, to 0130050019 <u>Paper Holder</u> new spring loaded p	1 NO replace com 1 NO ne Cabinet a eplace with ne wel hook, so 1 NO	5 Improvement plete with new brackets. 5 Improvement Ind Accessorie ew unit with mirror. Install new oak a ap dish, towel bar.	\$ accesories, 5- piece set
76 Replac Remov 77 Replac Remov incl. tp 78 Install Install FLOO	0130050006 <u>ce Shower Rod</u> ve old assembly and 0130050012 <u>ce or Install Medici</u> ve old cabinet and re holder, tb holder, to 0130050019 <u>Paper Holder</u> new spring loaded p	1 NO replace com 1 NO ne Cabinet a eplace with ne wel hook, so 1 NO	5 Improvement plete with new brackets. 5 Improvement and Accessorie ew unit with mirror. Install new oak a ap dish, towel bar. 5 Improvement	\$ accesories, 5- piece set
76 Replac Remov 77 Replac Remov incl. tp 78 Install Install FLOC 79	0130050006 ce Shower Rod ve old assembly and 0130050012 ce or Install Medici ve old cabinet and re holder, tb holder, to 0130050019 Paper Holder new spring loaded p PR	1 NO 1 replace com 1 NO ne Cabinet a eplace with ne wel hook, soa 1 NO aper holder.	5 Improvement plete with new brackets. 5 Improvement and Accessorie ew unit with mirror. Install new oak a ap dish, towel bar. 5 Improvement 5 Improvement	\$ accesories, 5- piece set \$
76 Replace Remove 77 Replace Remove incl. tp 78 Install Install FLOO 79 Install Remove with flor recommender square necess	0130050006 <u>ce Shower Rod</u> ve old assembly and 0130050012 <u>ce or Install Medici</u> ve old cabinet and re holder, tb holder, to 0130050019 <u>Paper Holder</u> new spring loaded p <u>Paper Holder</u> new spring loaded p <u>R</u> 0030010005 <u>Sheetgoods and V</u> ve and dispose of ex- por leveler. Install ne mendations. Include eft. (\$16.99 sq. yd), sary. Install prefinish	1 NO replace com 1 NO ne Cabinet a splace with ne wel hook, soa 1 NO aper holder. 100 SF Vood Base tr isting flooring w vinyl sheet e needed chro Customer to l	5 Improvement plete with new brackets. 5 Improvement and Accessorie ew unit with mirror. Install new oak a ap dish, towel bar. 5 Improvement 5 Improvement	
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring. 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. MAB or approved equal.

PAINTING

81 0100010018 606 SF 5 Improvement

3

\$

\$

Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

WINDOWS

82	0010100000

6 Energy conservation

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.

DOOF	RS			
83	0010090005	1 NO	5 Improvement	\$
Install	Prehung Interior	Door		
with lo		es, make all nece	nung SOLID-PINE core 6-RAISE essary wall repairs and finish to r aint.	
RADI	ATOR			
84	0120010013	1 NO	6 Energy conservation	\$
Replac	ce Radiator			
			adiator and replace with new ca th in Performance Manual - He	
Electr	ric Repairs-			
85	0110040001	1 EA	5 Improvement	\$
Install	Interior Light Fixt	ure		
Install	new interior light fix	ture, Progress or	approved equal. \$35 fixture al	llowance.
86	012003	1 ea	1 Code violation	\$

Install battery operated smoke detector

Install battery operated smoke detector on 1st floor.

	0030010007	606 SF	5 Improvement	\$
Install	Carpet			7
		ind uniform surfa	ace; install new carpet with backir	ng and 3/8" foam
cushior	ning as per manufa	cturer's recomm	endation. Include needed chrome	e threshold strips.
(Materi	al allowance of \$18	3.99 per square	yard.)	
		Т	otal for: REAR ROOM - 2ND FL.	\$
Stairwa	y to 3rd Floor			
STAIR	S			
88	0030010007	75 SF	5 Improvement	\$
Install	Carpet			
cushior	ning as per manufa	cturer's recomm	ace; install new carpet with backin endation. Include needed chrome	ng and 3/8" foam e threshold strips.
(Materi	al allowance of \$18			
	The second second		Total for: Stairway to 3rd Floor	\$
	- 3RD FL.			
WINDO	2WC			
WINADO	0113			
89 Install Instal r Crystal Paint al coats M	0010100000 Vinyl Replacement new vinyl, double p 200 series or equa Il raw wood with on MAB or equal interio	ane 7/8" Thermo Il quality. Make a e (1) coat prime or trim paint. Incl	6 Energy conservation o gap.double hung windows, unle any repairs needed to insure the i r. Paint casings and all other exp ude all hardware and trim. Exterio cap and vinvl/aluminum 1/2 scree	ntegrity of rough opening osed trim with (2) two or wood to to be wrapped
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LISTED AND PUNCH LIST-HAVE BEEN COMPLETED"---NO EXCEPTION TO THIS. THERE ARE TO BE "NO" PUNCH LIST AT THE TIME OF SUBMITTING FINAL DRAWS.(ALONG WITH FINAL

Total for: OFFICE-USE ONLY \$
Total for: Interior \$

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.

Purchase Price and Other Funding

- 5. Provide the cash sale price you are offering for this property.
- 6. List any services, loans or grants you expect the City, RACA, or any public agency to provide.

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