



Bid On Repairs

Consultant's File No.

J. Johnson

Contractor: Compass Construction LLC
 4438 Tennyson Street, Denver, CO 80212
 (720) 339-7213

Email: nathan@compassconstruction.net

Contractor's License NO. : _____

Owner: Jane Johnson
Property 7802 Any St.
Address: Any Town, US. 55555

Consultant
 Larry D. Madison

1. Masonry

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Point brick work.	1	EA		200	EA		
Location: test	Completion Hrs: _____			Level: <u> D </u>			

This Portion Of The Work Will Be Done By

Owner Contractor Subcontractor

Contractor/Subcontractor Doing Work

_____ Permit Required

Detail of Repairs

2. Siding

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Canyon Stone-(River Stone) Siding	1	EA		2222	EA		
Location: Main House	Completion Hrs: _____			Level: <u> D </u>			
Brick to be owners choice and color.							

This Portion Of The Work Will Be Done By

Owner Contractor Subcontractor

Contractor/Subcontractor Doing Work

_____ Permit Required

Detail of Repairs

Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .
 Countertops will be installed per industry standards and caulked at all locations where tops abutt walls.

3. Gutters/Downspout

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Replace bad gutters & downspouts.</u>	1	LF		1	LF		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 30, Install new gutters and downspouts							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install seamless 5" K style gutter with appropriate hangers located every 24" for support.
Installation will include outside corners and downspouts.
Slope will be 1/4 inch for every 25 ft of gutter.

4. Roof

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Inspect roof for leaks and repair all areas as needed.
Metal roof will be replaced and repaired per local building codes.
Inspect and repair all flashing around chimneys and valleys
Repair or replace as necessary
Replace or repair all boots around vent stacks

Paint metal roof with exterior roof coating
fiberglass asphalt type

6. Exteriors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Power Wash</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 3, Power wash main house and exterior building							
<u>Provide a structurally sound porch floor, property finished.</u>	1	EA		1	EA		
Location: Front Entrance	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 30, Repair front and side porch							
<u>Remove tanks</u>	2	EA		1	EA		
Location: Landscape	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 5, Remove oil tank and gas tank							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

All exterior siding will be power washed
All areas on the exterior of the house that can be power washed will be power washed.
Porches windows doors

7. Walks

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Concrete--General Requirement</u>	3	EA		1	EA		
Location: Front Entrance		Completion Hrs: _____			Level: _____		
Hours to Complete - 3							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Walks will have a broom texture finish.

9. Painting (Ext.)

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.</u>	2	EA		1	EA		
Location: Entire House		Completion Hrs: _____			Level: <u> M </u>		
Hours to Complete - 40, Paint all exterior exposed wood							

This Portion Of The Work Will Be Done By

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Owner Contractor Subcontractor

Permit Required

Detail of Repairs

All loose flaking paint on exterior of building must be scraped, primed and double coated.
 All exterior surfaces will receive a minimum one coat of a good grade primer.
 All exterior surfaces will receive 2 coats minimum of a good quality exterior house paint of color picked by owner.
 Top coat of painting will be 100% acrylic paint of owners color choice.

10. Caulking

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Caulk all windows and door frames.</u>	1	EA		1	EA		
Location: New Addition		Completion Hrs: _____			Level: <u> M </u>		
Hours to Complete - 20, Caulk all exterior trim moldings , windows, doors etc							

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Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Caulk all openings, cracks or joints in the building to reduce air infiltration and water leaks.
 All windows - doors - inside corners - outside corners - fireplaces - trim areas.
 Any and all areas that need to be caulked

11. Fencing

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Repair and paint wrought iron fence</u>	1	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20, repair or install new fencing							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Repair & Paint fencing.

12. Grading/Landscapin

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Trim all existing growth, clean yard, fence line, trees etc.</u>	1	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 2, Trim all bushes and trees back							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Cut shrubs & Trees back off the house.

13. Windows

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install new windows</u>	2	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 40, Install new replacement windows							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Windows installed will be new materials.
 Windows will be placed in adequate framing and mounted per manufacturers recommendations.
 Window type and color will be owners choice.

15. Doors (Ext.)

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install new sliding glass doors</u>	1	EA		1	EA		
Location: Exterior			Completion Hrs: _____		Level: <u> M </u>		
Hours to Complete - 10, Replace entrance door on rear off kitchen							

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Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Doors will be of type and color selected by owner.
 Doors will be installed per manufacturers recommendations.
 Doors will operate freely
 Locksets/deadbolts will be installed and operating properly where applicable.
 Doors will be mounted in framing that complies with local building codes.

16. Doors (Int.)

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Interior Doors</u>	1	EA		1	EA		
Location: Interior			Completion Hrs: _____		Level: <u> D </u>		
Hours to Complete - 10, Bedroom areas, laundry room area, bath areas							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Doors will be of type and color selected by owner.
 Doors will be installed per manufacturers recommendations.
 Doors will operate freely
 Doors will be manufactured for interior use.

17. Partition Wall

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Rough Carpentry General Requirements</u>	1	EA		1	EA		
Location: Interior	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 5, Frame in walls for closets baths doors							
<u>Beam--Custom</u>	1	EA		1	EA		
Location: Interior	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20, Close old door - open new doorway							

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Permit Required

Detail of Repairs

Wall construction will consist of a bottom/sill plate, stud members and a double upper plate. Stud members can be spaced at 16" or (where codes permit) 24" on center. When 16" centers are used wall sheathing will be 7/16 or 1/2 inch thickness. When 24 inch centers are used wall sheathing will be 5/8 or thicker. Pressure treated lumber will be used for bottom plates that are in contact with concrete slab. Stud members can be nominal dimensions appropriate for use. Sill seal material will be used under bottom/sill plate on exterior walls to reduce air infiltration. Wall framing for doors and windows or other openings will consist of headers, cripples, trimmers, rough sills and studs. Cripples will support the rough sills (doubled 2x materials at the bottom of window type openings). Trimmers attached to studs will support headers for door type openings. Headers will be sized with nominal lumber to support span of opening. Ends of lower upper plates will be 4 feet or more from ends of top upper plates. Top upper plates will overlap perpendicular wall lower upper plates.

18. Plaster/Drywall

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Drywall: Install new board, mud and tape</u>	1	EA		1	EA		
Location: Interior	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20, All walls and ceilings to have new sheetrock installed							

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Permit Required

Detail of Repairs

Drywall to be hung with a minimum 1 1/4" drywall screws. All drywall joints to have stud backing behind them. Joints will have mud and tape feathered and sanded to smooth finish. Corners will have corner bead of metal or plastic. Surfaces will be sanded and finished smooth and ready for painting.

19. Decorating

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Paint</u>	1	EA		1	SQ		
Location: Interior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 20, Paint all walls and ceilings							

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Permit Required

Detail of Repairs

Paint all walls & ceiling to homeowners requests.

22. Closets

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Paint and repair any damaged areas</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 2, Repair all existing closet areas							

This Portion Of The Work Will Be Done By

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Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Repair all existing closet areas

23. Wood Floors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Sand, fill and refinish hardwood floors.</u>	1	SF		1	LS		
Location: Floors	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20,							
				1			
Location: Floors	Completion Hrs: _____					Level: <u> M </u>	
repair damaged floor areas bath and kitchen rear entrance							

This Portion Of The Work Will Be Done By

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Permit Required

Detail of Repairs

Sand and refinish floors

24. Finished Floors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install vinyl flooring</u>	1	EA		1	EA		
Location: Floors	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 20, Install new vinyl in all bathrooms, laundry and kitchen							

This Portion Of The Work Will Be Done By

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Permit Required

Detail of Repairs

Install vinyl of customers choice in bath and sewing rooms.
 Underlayment for vinyl flooring will be screwed/nailed in an eight inch nail pattern.
 Nail dimples and underlayment seams will be mudded and feathered with an approved leveling compound.
 Appropriate adhesive will be used per type of vinyl flooring purchased.

26. Bath Accessories

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Bathroom fixtures and accessories</u>	1	EA		1	LS		
Location: Bathrooms	Completion Hrs: _____			Level: <u> D </u>			
Hours to Complete - 10,							

This Portion Of The Work Will Be Done By

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Permit Required

Detail of Repairs

Install new tub shower , toilet and sinks, Install mirrors, toilet paper holders, and towel bars in bathrooms.
Materials and locations of installation will be approved by owner.
Installations will be per manufacturers recommendations.

27. Plumbing

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install 30 gal. (min) glass lined gas hot water heater (52 gal. if electric)</u>	1	EA		1	EA		
Location: Interior	Completion Hrs: _____			Level: <u> M </u>			
install new H2O heater							
<u>Install all new plumbing to kitchen laundry and baths</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 10, Install new plumbing to all baths and kitchen areas							

This Portion Of The Work Will Be Done By

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Permit Required

Detail of Repairs

Purchase stools, sinks, tub, & fixtures as needed per owners choice.
Pruchase waste, vent, & supply lines as needed per complete job.
New copper supply lines will be installed.
New PVC waste lines where needed will be installed.
Perform all trimout functions regarding faucets and fixtures for sinks, tubs and showers.
All sink installations will be caulked.
All supply lines to fixtures will have stop valves.
All plumbing will be performed according to local building codes.

28. Electrical

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Upgrade electrical system</u>	2	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> M </u>		
Hours to Complete - 80, Install new 200 amp service and all new wiring - complete							

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Permit Required

Detail of Repairs

Upgrade electrical system to 200 amp minimum install new panel box with ample breakers to grow more & remove old wiring and boxes outside and inside of the home. Purchase and install lighting fixtures, outlets, switches, phone jacks, cover plates and all trims per owners choice. GFCI outlets will be used in bathrooms, kitchen counter areas, laundry areas, outdoor deck areas and any areas subject to water flow. Outlets to be placed approximately every 6 feet at standard height above flooring. All wiring to be stapled to framing members per local building codes. 20 amp circuits will have 12 guage wiring. 15 amp circuits will have 14 guage wiring.

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

replace all recepticles and run new wiring in walls to all new outlets and switches and fixtures.

Install dedicated lines for computer hook-up in various rooms
run dedicated lines for microwaves and various kitchen appliances
run exterior lines for outside electrical conections on porches etc.
Install security lights around the house and switches to control them on the front and rear entrances
install lights for the parking areas at the front and rear entrances

check wiring and correct any faults to back building
This does not have to be upgraded but it must be up to codes if it is wired.
Correct any code violations here.

29. Heating

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install new heat pump systems</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> M </u>		
Hours to Complete - 30, Install new heat pump system							
<u>Remove old hot water boiler system completely</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> D </u>		
Hours to Complete - 10, Remove old heating system completely							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Remove existing boiler system and all radiators and plumbing from premises cap off water to old system
Inspect and clean chimney

31. Cabinetry

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Repair cabinets & countertops	1	EA		1	EA		
Location: Kitchen	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 10, Install new cabinets and counter tops							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Remove old cabinets in kitchen
 Kitchen install new cabinets and counter tops
 Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .
 Countertops will be installed per industry standards and caulked at all locations where tops abutt walls.
 Cabinets will have one piece toe kick installed.

32. Appliances

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Kitchen appliances	1	EA		1	EA		
Location: Kitchen	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 15, Install new kitchen appliances							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install all new appliances
 Stove
 Range Hood
 Refrigerator-icemaker,
 Dishwasher
 Garbage disposal
 Microwave Oven

34. Cleanup

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Cleanup	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 10, Clean all debris from inside and outside of house							

35. Miscellaneous

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/</u>	<u>Total</u>
						<u>Materials</u>	
<u>Clean up</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____			Level: <u>M</u>	

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

All debris will be removed from jobsite.
 Jobsite will be returned to condition as before work.
 Clean yard for mowing
 Trim trees away from house
 Clean fence line

Clean all trash around the house and inside the house is to be removed,
 All trash inside the back building is to be removed & all trash from yard work is to be removed

Consultant's General Comments

Place Consultant's Liability Statement here about Specification of Repairs.

Place any comment in this area that may clarify or give additional information about the Specifications Of Repairs

SIGNATURES & BID TOTAL

Bid Total: _____

Contractor: Compass Construction LLC

Bid Submitter: _____ **Signed:** _____ **Date:** _____

Address: _____ **Contractor's License No. :** _____

Bid Acceptance

I (We) the undersigned hereby accept the repair and pricing of this bid.

Signed: _____ **Signed:** _____ **Date:** _____

Print: _____ **Print:** _____



Bid On Repairs

Consultant's File No.

J.Johnson

Contractor: Williams Builders C.M.
 2632 Clay Street, Denver, CO 80211
 (303) 433-1608

Email: _____

Contractor's License NO. : _____

Owner: Jane Johnson
Property 7802 Any St.
Address: Any Town, US. 55555

Consultant
 Larry D. Madison

1. Masonry

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Point brick work.	1	EA	_____	200	EA	_____	_____
Location: test	Completion Hrs: _____			Level: <u> D </u>			

This Portion Of The Work Will Be Done By

Owner Contractor Subcontractor

Contractor/Subcontractor Doing Work

Permit Required

Detail of Repairs

2. Siding

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Canyon Stone-(River Stone) Siding	1	EA	_____	2222	EA	_____	_____
Location: Main House	Completion Hrs: _____			Level: <u> D </u>			
Brick to be owners choice and color.							

This Portion Of The Work Will Be Done By

Owner Contractor Subcontractor

Contractor/Subcontractor Doing Work

Permit Required

Detail of Repairs

Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .
 Countertops will be installed per industry standards and caulked at all locations where tops abutt walls.

3. Gutters/Downspout

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Replace bad gutters & downspouts.</u>	1	LF		1	LF		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 30, Install new gutters and downspouts							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install seamless 5" K style gutter with appropriate hangers located every 24" for support.
Installation will include outside corners and downspouts.
Slope will be 1/4 inch for every 25 ft of gutter.

4. Roof

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Inspect roof for leaks and repair all areas as needed.
Metal roof will be replaced and repaired per local building codes.
Inspect and repair all flashing around chimneys and valleys
Repair or replace as necessary
Replace or repair all boots around vent stacks

Paint metal roof with exterior roof coating
fiberglass asphalt type

6. Exteriors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Power Wash</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 3, Power wash main house and exterior building							
<u>Provide a structurally sound porch floor, property finished.</u>	1	EA		1	EA		
Location: Front Entrance	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 30, Repair front and side porch							
<u>Remove tanks</u>	2	EA		1	EA		
Location: Landscape	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 5, Remove oil tank and gas tank							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

All exterior siding will be power washed
All areas on the exterior of the house that can be power washed will be power washed.
Porches windows doors

7. Walks

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Concrete--General Requirement</u>	3	EA		1	EA		
Location: Front Entrance		Completion Hrs: _____			Level: _____		
Hours to Complete - 3							

This Portion Of The Work Will Be Done By

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Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Walks will have a broom texture finish.

9. Painting (Ext.)

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.</u>	2	EA		1	EA		
Location: Entire House		Completion Hrs: _____			Level: <u> M </u>		
Hours to Complete - 40, Paint all exterior exposed wood							

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Permit Required

Detail of Repairs

All loose flaking paint on exterior of building must be scraped, primed and double coated.
 All exterior surfaces will receive a minimum one coat of a good grade primer.
 All exterior surfaces will receive 2 coats minimum of a good quality exterior house paint of color picked by owner.
 Top coat of painting will be 100% acrylic paint of owners color choice.

10. Caulking

<u>Repair Item</u>	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Caulk all windows and door frames.</u>	1	EA		1	EA		
Location: New Addition		Completion Hrs: _____			Level: <u> M </u>		
Hours to Complete - 20, Caulk all exterior trim moldings , windows, doors etc							

This Portion Of The Work Will Be Done By

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Detail of Repairs

Caulk all openings, cracks or joints in the building to reduce air infiltration and water leaks.
 All windows - doors - inside corners - outside corners - fireplaces - trim areas.
 Any and all areas that need to be caulked

11. Fencing

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Repair and paint wrought iron fence</u>	1	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20, repair or install new fencing							

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Detail of Repairs

Repair & Paint fencing.

12. Grading/Landscapin

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Trim all existing growth, clean yard, fence line, trees etc.</u>	1	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 2, Trim all bushes and trees back							

This Portion Of The Work Will Be Done By

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Detail of Repairs

Cut shrubs & Trees back off the house.

13. Windows

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install new windows</u>	2	EA		1	EA		
Location: Exterior	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 40, Install new replacement windows							

This Portion Of The Work Will Be Done By

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Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Windows installed will be new materials.
 Windows will be placed in adequate framing and mounted per manufacturers recommendations.
 Window type and color will be owners choice.

15. Doors (Ext.)

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/ Materials</u>	<u>Total</u>
<u>Install new sliding glass doors</u>	1	EA	_____	1	EA	_____	_____
Location: Exterior	Completion Hrs: _____			Level: <u>M</u>			
Hours to Complete - 10, Replace entrance door on rear off kitchen							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Doors will be of type and color selected by owner.
 Doors will be installed per manufacturers recommendations.
 Doors will operate freely
 Locksets/deadbolts will be installed and operating properly where applicable.
 Doors will be mounted in framing that complies with local building codes.

16. Doors (Int.)

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/ Materials</u>	<u>Total</u>
<u>Interior Doors</u>	1	EA	_____	1	EA	_____	_____
Location: Interior	Completion Hrs: _____			Level: <u>D</u>			
Hours to Complete - 10, Bedroom areas, laundry room area, bath areas							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Doors will be of type and color selected by owner.
 Doors will be installed per manufacturers recommendations.
 Doors will operate freely
 Doors will be manufactured for interior use.

17. Partition Wall

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/ Materials</u>	<u>Total</u>
<u>Rough Carpentry General Requirements</u>	1	EA	<hr/>	1	EA	<hr/>	<hr/>
Location: Interior	Completion Hrs: _____			Level: <u> D </u>			
Hours to Complete - 5, Frame in walls for closets baths doors							
<u>Beam--Custom</u>	1	EA	<hr/>	1	EA	<hr/>	<hr/>
Location: Interior	Completion Hrs: _____			Level: <u> D </u>			
Hours to Complete - 20, Close old door - open new doorway							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Wall construction will consist of a bottom/sill plate, stud members and a double upper plate. Stud members can be spaced at 16" or (where codes permit) 24" on center. When 16" centers are used wall sheathing will be 7/16 or 1/2 inch thickness. When 24 inch centers are used wall sheathing will be 5/8 or thicker. Pressure treated lumber will be used for bottom plates that are in contact with concrete slab. Stud members can be nominal dimensions appropriate for use. Sill seal material will be used under bottom/sill plate on exterior walls to reduce air infiltration. Wall framing for doors and windows or other openings will consist of headers , cripples, trimmers, rough sills and studs. Cripples will support the rough sills (doubled 2x materials at the bottom of window type openings). Trimmers attached to studs wil support headers for door type openings. Headers will be sized with nominal lumber to support span of opening. Ends of lower upper plates will be 4 feet or more from ends of top upper plates. Top upper plates will overlap perpendicular wall lower upper plates.

18. Plaster/Drywall

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/ Materials</u>	<u>Total</u>
<u>Drywall: Install new board, mud and tape</u>	1	EA	<hr/>	1	EA	<hr/>	<hr/>
Location: Interior	Completion Hrs: _____			Level: <u> D </u>			
Hours to Complete - 20, All walls and ceilings to have new sheetrock installed							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Drywall to be hung with a minimum 1 1/4 " drywall screws. All drywall joints to have stud backing behind them. Joints will have mud and tape feathered and sanded to smooth finish. Corners will have corner bead of metal or plastic. Surfaces will be sanded and finished smooth and ready for painting.

19. Decorating

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/ Materials</u>	<u>Total</u>
<u>Paint</u>	1	EA	<hr/>	1	SQ	<hr/>	<hr/>
Location: Interior	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 20, Paint all walls and ceilings							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Paint all walls & ceiling to homeowners requests.

22. Closets

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Paint and repair any damaged areas</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 2, Repair all existing closet areas							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Repair all existing closet areas

23. Wood Floors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Sand, fill and refinish hardwood floors.</u>	1	SF		1	LS		
Location: Floors	Completion Hrs: _____					Level: <u> D </u>	
Hours to Complete - 20,							
				1			
Location: Floors	Completion Hrs: _____					Level: <u> M </u>	
repair damaged floor areas bath and kitchen rear entrance							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Sand and refinish floors

24. Finished Floors

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install vinyl flooring</u>	1	EA		1	EA		
Location: Floors	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 20, Install new vinyl in all bathrooms, laundry and kitchen							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install vinyl of customers choice in bath and sewing rooms.
 Underlayment for vinyl flooring will be screwed/nailed in an eight inch nail pattern.
 Nail dimples and underlayment seams will be mudded and feathered with an approved leveling compound.
 Appropriate adhesive will be used per type of vinyl flooring purchased.

26. Bath Accessories

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Bathroom fixtures and accessories</u>	1	EA		1	LS		
Location: Bathrooms	Completion Hrs: _____			Level: <u> D </u>			
Hours to Complete - 10,							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install new tub shower , toilet and sinks, Install mirrors, toilet paper holders, and towel bars in bathrooms.
Materials and locations of installation will be approved by owner.
Installations will be per manufacturers recommendations.

27. Plumbing

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install 30 gal. (min) glass lined gas hot water heater (52 gal. if electric)</u>	1	EA		1	EA		
Location: Interior	Completion Hrs: _____			Level: <u> M </u>			
install new H2O heater							
<u>Install all new plumbing to kitchen laundry and baths</u>	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____			Level: <u> M </u>			
Hours to Complete - 10, Install new plumbing to all baths and kitchen areas							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Purchase stools, sinks, tub, & fixtures as needed per owners choice.
Pruchase waste, vent, & supply lines as needed per complete job.
New copper supply lines will be installed.
New PVC waste lines where needed will be installed.
Perform all trimout functions regarding faucets and fixtures for sinks, tubs and showers.
All sink installations will be caulked.
All supply lines to fixtures will have stop valves.
All plumbing will be performed according to local building codes.

28. Electrical

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Upgrade electrical system</u>	2	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> M </u>		
Hours to Complete - 80, Install new 200 amp service and all new wiring - complete							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Upgrade electrical system to 200 amp minimum install new panel box with ample breakers to grow more & remove old wiring and boxes outside and inside of the home. Purchase and install lighting fixtures, outlets, switches, phone jacks, cover plates and all trims per owners choice. GFCI outlets will be used in bathrooms, kitchen counter areas, laundry areas, outdoor deck areas and any areas subject to water flow. Outlets to be placed approximately every 6 feet at standard height above flooring. All wiring to be stapled to framing members per local building codes. 20 amp circuits will have 12 guage wiring. 15 amp circuits will have 14 guage wiring.

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

replace all recepticles and run new wiring in walls to all new outlets and switches and fixtures.

Install dedicated lines for computer hook-up in various rooms
run dedicated lines for microwaves and various kitchen appliances
run exterior lines for outside electrical conections on porches etc.
Install security lights around the house and switches to control them on the front and rear entrances
install lights for the parking areas at the front and rear entrances

check wiring and correct any faults to back building
This does not have to be upgraded but it must be up to codes if it is wired.
Correct any code violations here.

29. Heating

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
<u>Install new heat pump systems</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> M </u>		
Hours to Complete - 30, Install new heat pump system							
<u>Remove old hot water boiler system completely</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____		Level: <u> D </u>		
Hours to Complete - 10, Remove old heating system completely							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Remove existing boiler system and all radiators and plumbing from premises cap off water to old system
Inspect and clean chimney

31. Cabinetry

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Repair cabinets & countertops	1	EA		1	EA		
Location: Kitchen	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 10, Install new cabinets and counter tops							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Remove old cabinets in kitchen
 Kitchen install new cabinets and counter tops
 Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .
 Countertops will be installed per industry standards and caulked at all locations where tops abutt walls.
 Cabinets will have one piece toe kick installed.

32. Appliances

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Kitchen appliances	1	EA		1	EA		
Location: Kitchen	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 15, Install new kitchen appliances							

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

Install all new appliances
 Stove
 Range Hood
 Refrigerator-icemaker,
 Dishwasher
 Garbage disposal
 Microwave Oven

34. Cleanup

Repair Item	Qt.	Units	Labor	Qt.	Units	Lump Sum/ Materials	Total
Cleanup	1	EA		1	EA		
Location: Entire House	Completion Hrs: _____					Level: <u> M </u>	
Hours to Complete - 10, Clean all debris from inside and outside of house							

35. Miscellaneous

<u>Repair Item</u>	<u>Qt.</u>	<u>Units</u>	<u>Labor</u>	<u>Qt.</u>	<u>Units</u>	<u>Lump Sum/</u>	<u>Total</u>
						<u>Materials</u>	
<u>Clean up</u>	1	EA		1	EA		
Location: Entire House			Completion Hrs: _____			Level: <u>M</u>	

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

Owner Contractor Subcontractor

Permit Required

Detail of Repairs

All debris will be removed from jobsite.
 Jobsite will be returned to condition as before work.
 Clean yard for mowing
 Trim trees away from house
 Clean fence line

Clean all trash around the house and inside the house is to be removed,
 All trash inside the back building is to be removed & all trash from yard work is to be removed

Consultant's General Comments

Place Consultant's Liability Statement here about Specification of Repairs.

Place any comment in this area that may clarify or give additional information about the Specifications Of Repairs

SIGNATURES & BID TOTAL

Bid Total: _____

Contractor: Williams Builders C.M.

Bid Submitter: _____ **Signed:** _____ **Date:** _____

Address: _____ **Contractor's License No. :** _____

Bid Acceptance

I (We) the undersigned hereby accept the repair and pricing of this bid.

Signed: _____ **Signed:** _____ **Date:** _____

Print: _____ **Print:** _____