

This Work Write Up was developed for a fictional property. All specification language and costs are for discussion purposes only.

Work Item List Cover Sheet

Property Address 123 Olympic Street

Owners: Susan and Bill Jones

Phone No: (111) 222-3333

Original Cost Estimate completed by: Bruce Smith

Date: October 4, 2001

Total Initial Estimate: \$10,092.55

Modifications completed by: _____

Date: _____

Total Final Estimate: \$ _____

Explanation for Modifications:

Date Bids Sent To Contractors: _____

Bid Opening Date: _____

Bids Returned by:

Amount

1. _____

2. _____

3. _____

Rehab Specialist: _____

Witnessed by: _____

Owner's Acceptance: _____

Date: _____

**WORK WRITE-UP FOR
123 OLYMPIC STREET
COOLSVILLE, ANY STATE 12345**

PREPARED BY: Bruce Smith
DATE: OCTOBER 4, 2001

SPECIFICATIONS BY LOCATION

<u>Spec Number</u>	<u>Spec</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Total Price</u>
GENERAL REQUIREMENTS					
0031.1	<p>CONSTRUCTION DEFINITIONS</p> <p>“Install” means to purchase, set up, test and warrant a new component. “Replace” means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. “Repair” means to return a building component to like new condition through replacement, adjustment and recoating of parts. “Reinstall” means to remove, clean, store and install a component.</p>	1.00	GR	0.00	0.00
0035.1	<p>VERIFY QUANTITIES/MEASUREMENTS</p> <p>All measurements (i.e. SF of Drywall, or those provided with drawings) are for the contractor’s convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.</p>	1.00	GR	0.00	0.00
0039.1	<p>HVAC PERMIT REQUIRED</p> <p>Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.</p>	1.00	EA	0.00	0.00

0077.1 **NEW MATERIALS REQUIRED** 1.00 GR 0.00 0.00
 All materials used in connection with this work write-up are to be new, of first quality and without defects – unless stated otherwise or pre-approved by Owner and Construction Specialist.

0090.1 **1 YEAR GENERAL WARRANTY** 1.00 DU 0.00 0.00
 Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers’ and suppliers’ written warranties covering items furnished under this contract prior to the release of the final payment.

EXTERIOR

3185.1 **FRONT DOOR – PREHUNG METAL ENTRANCE** 1.00 EA 410.00 410.00
 Dispose of door and frame. Install a prehung metal, insulated, 4-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, wide angle peepsight, one entrance and one mortised deadbolt keyed alike. Prime and top coat.

ROOFING

4580.1 **TEAR OFF AND REROOF SHINGLES** 12 SQ 145.00 1,740.00
 Remove and dispose of all roofing & defective sheathing. Cut a 1” wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 year warranty. Replace all flashing. Install shingle-over ridge vent.

4755.1 **REPAIR FASCIA 1” X 6”** 1 LF 4.60 4.60
 Install a 1” x 6”, #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.

PORCH

5685.1	PREP & PAINT PORCH Scrape all loose, peeling, cracked, blistered paint from porch, including floor, railing, ceiling, posts and trim. Feather edges and dull gloss by sanding. Rinse entire area with water. Let dry. Caulk all cracks. Spot prime and top coat with owner's choice of premixed acrylic latex.	375	SF	0.69	258.75
3525.1	GUARD RAIL – WOOD Dispose of any existing railing. Construct a preservative treated pine railing using 2" x 4" top and bottom rails, and 2" x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4" x 4" end posts.	24	LF	15.00	360.00
3585.1	TREAD REPLACEMENT – EXTERIOR Dispose of damaged tread. Install 1-5/8" preservative treated pine stepping stock with screw shank nails.	3	EA	22.00	66.00
3875.1	HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1" x 4" pine backer board painted with 2 coats of exterior white latex paint on siding to the right of the door.	1	EA	42.00	42.00
FURNACE ROOM					
6050.1	FURNACE & DUCT – GAS: 80,000 BTU Install 80,000 BTU intermit. pilot, forced air furnace complete with plenum, insulated supply duct, galvanized return duct connected to wall registers, to service all rooms. Include setback thermostat, filter, fan and plenum control. Connect thimble breaching to chimney per code. Provide separate power circuit & operating manual. System to maintain 70 F indoor temp when outside temp is –10 F. Min AFUE rating of 86.	1	EA	4,210.00	4,210.00
5210.1	DRYWALL – PATCH – LARGE	36	SF	5.00	180.00

Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

KITCHEN

7595.1	RECEPTACLE – GFCI COUNTERTOP Install a flush mounted, ground fault circuit interrupted, ivory, duplex receptacle and ivory cover plate using #14 copper romex. Fish wire and repair all tear out.	3	EA	90.00	270.00
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7835.1	RANGE HOOD EXTERIOR VENTED Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 somes. Attach hood cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper romex. Owner’s choice of color.	1	EA	265.00	265.00
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5490.1	PREP & PAINT WALLS – SEMI-GLOSS Remove/cover hardware, fixtures, accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex primer. Top coat with owner’s choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.	520	SF	0.52	270.40
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BATH

4150.1	TUB END WALL Frame a 2” x 4” wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2’ x 2’ access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2” BCX plywood with smooth, sanded edges.	1	EA	218.00	218.00
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3680.1	<p>TUB SURROUND – PREFAB Install a white fiberglass or acrylic, 3 or 5 piece tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant, siliconized caulk. Prepare substrate and attach panels using manufacturer’s recommended adhesive and fasteners.</p>	1	EA	265.00	265.00
5560.1	<p>PREP & PAINT BATHROOM WALLS Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling, blistered surfaces. Clean surfaces with household detergent. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner’s choice of premixed acrylic latex semi-gloss.</p>	1	RM	100.00	100.00
5930.1	<p>UNDERLAY AND VINYL TILE Install 5/16” underlayment grade plywood using 7d screw shank or cement coated nails, 6” on center allowing a 1/4” gap at wall. Lay 12” x12”x1/8” vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer’s recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4” vinyl base around perimeter. Owner’s choice of in-stock color.</p>	36	SF	2.95	106.20
6945.1	<p>BATHTUB – 5’ STEEL COMPLETE Install a 5’ white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.</p>	1	EA	575.00	575.00
SOUTHWEST BEDROOM					
3260.1	<p>REWORK INTERIOR DOOR - ENTRANCE DOOR Rehang door. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.</p>	1	EA	45.00	45.00

5495.1	<p>PREP & PAINT INTERIOR TRIM</p> <p>Remove or cover hardware/surfaces not to be painted. Wet scrape loose, cracked, peeling and blistered paint from all trim including doors, sash, and radiators. Feather edges and dull gloss with wet sanding. Clean oil, grease, dirt and dust from trim. Fill holes and caulk cracks. Spot prime. Apply one top coat of acrylic latex enamel. Finish type and color choice of owner.</p>	1	RM	58.00	58.00
<p>MASTER BEDROOM</p>					
4010.1	<p>CLOSET POLE</p> <p>Field measure and install 1-1/2" diameter wood closet pole and sockets.</p>	1	EA	24.00	24.00
4015.1	<p>CLOSET SHELF</p> <p>Install 1" x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hood strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.</p>	3	LF	6.00	18.00
2410.1	<p>BASEBOARD – 1" X 4"</p> <p>Install 1" x 4", #2 grade pine base with finish nails or tee headed brads.</p>	56	LF	2.10	117.60
5235.1	<p>LAMINATE 3/8" DRYWALL – WALLS & CEILING</p> <p>Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.</p>	560	SF	1.25	700.00
5565.1	<p>PREP & PAINT BEDROOM</p> <p>Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges and dull gloss surfaces with sandpaper. Clean all surfaces with</p>	1	EA	150.00	150.00

household detergent. Spot prime and top coat trim, ceiling, walls, doors and windows with owner's choice of premixed acrylic latex. Include any closets.