

Master Mold Specifications

	DRAFT 12/1/00 Cuyahoga County Urban Mold and Moisture Program Master Specifications					

Master Mold Specifications

GENERAL	\$ per unit	unit type	# of units	Total cost
General Requirements - per structure		each		\$ -
PART A: STANDARDS & GUIDELINES				
Containment - Level I, II & III, per room. See New York City remediation protocol summary. Standard room size (12' x 12')		each		\$ -
General Requirements -Level IV, per room. See New York City remediation protocol summary. Standard room size (12' x 12')		each		\$ -
LEAD Hazard Insurance - Provided coverage for pollution liability		each		\$ -
To include mold				

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CARPENTRY	\$ per unit	unit type	# of units	Total cost
Interior stairs remove & replace -open riser		per tread		\$ -
Porch- demolition and clean-up		SF		\$ -
Demolish porch, protecting all adjacent or contiguous buildings. Demolish porch, and remove all resulting debris from the premises. Salvage and support porch roof and columns until new deck is installed.				
Porch- lattice install with treated lumber		SF		\$ -
Build frame for opening using 1"x 4" treated lumber. Install 3/8" x 2" lattice on frame. Optional use shall be 2' x 8' sections of 3/8" treated preformed lattice				
Porch open deck replacement		SF		\$ -
Install new porch using presuure treated lumber. Match original porch design closely. Use rust resistant hardware. Follow all applicable building codes.				
Porch- pier remove and replace with treated lumber		each		\$ -
Replace porch post/pier, support porch roof and remove damaged posts. Install new 6"x6" pressure treated post anchored to concrete footing set below frost line.				
Porch- re-deck with 3/4" in-kind		SF		\$ -
Replace old, aged porch flooring with matching lumber and rust resistant nails. Tongue and groove boards are to be used and fastened using blind nailing techniques were applicable. Lumber shall be of "select" grade or better. Sister joists where necessary for soundness. Chalk line cut entire porch deck for appearance.				
Porch- covered porch		SF		\$ -
Construct and install porch from pressure treated lumber. Install 6"x6" post attached to the existing porch overhang and set in concrete footers dug to below frost line. Install beams, joists, header joists, deck surface, railing and steps. All fasteners and metal parts shall be rust resistant. Use 5/4" boards for the deck surface minimum. Pressure treated lumber shall be a minimum-standard grade for framing members.				
Porch- stairs replacement with all treated lumber		per tread		\$ -
Construct steps with treated lumber using 2" x 12" "clear" grade or better for stringers and treads, build to local code standard. Use rust resistant hardware to construct. Secure steps to porch. Install wood handrails 32" above stair nosing. Use 2" x 4" treated lumber to construct rail. Balisters to be 2"x2".				

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Porch- rails & balusters		LF			\$ -
Replace all missing rails and balusters to match existing.					
Use weather- resistant fasteners. Prime and paint to match existing.					
Porch - iron railing		LF			\$ -
Install railing base with rust resistant hardware. Ownes choice of available colors.					
Porch- repair ceiling		SF			\$ -
Renail and secure any loose framing. Replace damaged or missing material to match existing. Prime for painting with an approved sealer.					
Replace rotted beam		LF			\$ -
Provide required support for structure. Remove existing beam.					
Inspect adjoining members for rot, decay, or infestation.					
Report any findings to housing official before proceeding.					
Replace beam with pressure treated timber of equal deminsions or greater.					
Replace defective fascia boards.		LF			\$ -
Remove defective fascia boards to full length. Inspect rafter ends for rot, decay, or infestation. Report findings to housing official before repair of rafter tails. Install new fascia board using matching style pressure treated wood.					
Replace rotted exterior window casing.		each			\$ -
Remove damaged casing and install in kind. Nail with rust resistant hardware. Fill and sand nail holes. Caulk all joints with acrylic latex caulk and seal with two coats of sealant. Match existing casing.					
Install storage shelving that permits air circulation. Use prefab freestanding neoprene coated metal or plastic shelving. 18" x 36" x 72", five shelves in set.		each			\$ -
Ceiling tiles - Replace with matching 2' x 2' ceiling tile.		each			\$ -
Ceiling tiles - Replace with matching 2' x 4' ceiling tile.		each			\$ -
Interior window - stabilize, prime & seal paint complete unit.		each			\$ -
Ceiling tiles - Replace with matching fiberglass 2' x 2' ceiling tile.		each			\$ -
Ceiling tiles - Replace with matching fiberglass 2' x 4' ceiling tile.		each			\$ -

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Cabinets	\$ per unit	unit type	# of units	Total cost
Remove and replace base cabinets.		LF		\$ -
Remove and replace preformed counter top.		LF		\$ -
Remove and replace wall cabinets.		LF		\$ -
Remove and repair sink base bottom shelf with plywood.		SF		\$ -
Doors	\$ per unit	unit type	# of units	Total cost
Door- align		each		\$ -
Door casing - Align for proper movement		LF		\$ -
Replace damaged exterior door casing to match existing.				
Prime & paint new casing. Owner to provide matching touch-up paint.				
Door- caulk seam between drip cap and siding if exposed, caulk joints between threshold, door framing and house framing.		each		\$ -
Door- deadbolt lock set replace		each		\$ -
Door- interior slab replace		each		\$ -
Hang plumb, level, and true. Finish door and trim to match existing finishes or owners choice. Include all hardware & lockset.				
Product standard: Stanley, Hurd, Anderson or an approved equal.				
Door- interior pre-hung replace		each		\$ -
Hang plumb, level, and true. Finish door and trim to match existing finishes or owners choice. Include all hardware & lockset.				
Product standard: Stanley, Hurd, Anderson or an approved equal.				
Door- entry lock set replace		each		\$ -
Door- exterior wood slab replace		each		\$ -
Hang plumb, level, and true. Finish door and trim to match existing finishes or owners choice. Include all hardware & lockset.				
Product standard: Stanley, Hurd, Anderson or an approved equal.				
Door- exterior pre-hung steel replace		each		\$ -
Remove existing door, jamb, and threshold. Install insulated steel door and wood frame assembly. Hang plumb, level, and true.				
Finish door and trim to match existing finishes or owners choice.				
Include all hardware & lockset. Product standard: Stanley, Hurd, Anderson or an approved equal.				
Door- exterior pre-hung wood replace		each		\$ -
Remove existing door, jamb, and threshold. Install insulated steel door and wood frame assembly. Hang plumb, level, and true.				

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Finish door and trim to match existing finishes or owners choice.						
Include all hardware & lockset. Product standard: Stanley, Hurd, Anderson or an approved equal.						
Door- exterior gliding vinyl patio replace Standard size (6'x6').		each			\$	-
Door- passage handle installed		each			\$	-
Door- stops remove and replace		each			\$	-
Door- sweep (brush type)		each			\$	-
Door- threshold wood replace		each			\$	-
Door- threshold rubber tread Install per manufacturers instructions to secure item.		each			\$	-
Door- weatherization kit installed Including sweeps		each			\$	-
Door wrap around - Provide security plate to damaged door passage. Mill steel finish.		each			\$	-
Stabilize, prime and paint interior door & components		each			\$	-
Storm door remove and re-install same		each			\$	-
Storm door remove and discard		each			\$	-
Storm door remove, discard, and replace		each			\$	-
Doors: caulk seam between drip cap and siding if exposed; caulk joints between threshold and door framing and house framing.		each			\$	-

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Floors	\$ per unit	unit type	# of units	Total cost
Baseboard casing remove and discard and install new		LF		\$ -
Install Indoor - Outdoor carpet		SY		\$ -
Replace all defective, missing, and/or rotten materials to ensure sound surface. Renail all loose wood prior to installation. Wet scrape any loose or peeling paint. Clean and HEPA vacuum area. Stabilize the area.				
Underlayment 3/8" plywood (birch)		SF		\$ -
Seal flooring (polyurathane)		SF		\$ -
Vinyl composition flooring - commercial grade		SF		\$ -
Vinyl sheet flooring		SF		\$ -
Vinyl tile flooring (12"x12"x1/2")		SF		\$ -
Self stick				

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DEMOLITION / DEBRI REMOVAL	\$ per unit	unit type	# of units	Total cost
Disposal Fees (up to 8 cubic yards)		each		\$ -
Dispose of all project-generated hazardous waste, debris, and discarded materials in accordance with State of Ohio / EPA guidelines				
Disposal Fees (greater than 8 cubic yards)		each		\$ -
Dispose of all project-generated hazardous waste, debris, and discarded materials in accordance with State of Ohio / EPA guidelines				
Porch Roof demolition and clean-up		SF		\$ -
Porch- demolition and clean-up		SF		\$ -
Crawl space: remove all debris, especially wood and other cellulose products. Wear appropriate dust mask and disposable coveralls when cleaning out this area.		SF		\$ -
Mist moldy drywall, remove all drywall & fasteners, wrap in 6 mil poly & dispose.		SF		\$ -
Carpeting: remove & dispose all carpeting per HUD Lead Guidelines, pad & all fasteners in room. Mist entire carpet, wrap in 6 mil poly & dispose.		per room		\$ -

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ELECTRICAL	\$ per unit	unit type	# of units	Total cost
Replace service mast (weather head drop)		each		\$ -
Remove and replace service mast. Secure mast head to building properly. Install to all applicable codes.				
Install new service panel		each		\$ -
Remove existing service panel. Increase service to 100 amp minimum.				
Install 100 amp service entrance panel with main breaker and panel cover. Panel shall have a minimum of (16) splitable spaces.				
Provide appropriate breakers per existing circuitry. Installation per National Electric Code or Local City Code. Apply the stringent code.				
Smoke detectors (battery operated)		each		\$ -
Install battery operated smoke detector in common area of every floor per manufacturers instructions, and local Fire department regulations.				
Window air conditioner: install 5000 BTU, 10 SEER, 110 volt window air conditioner in window. Provide a dedicated 20 amp grounded circuit per local codes.		each		\$ -
Window air conditioner: install 8000 BTU, 10 SEER, 110 volt window air conditioner in window. Provide a dedicated 20 amp grounded circuit per local codes.		each		\$ -

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EXTERIOR	\$ per unit	unit type	# of units	Total cost
Gutters: replace gutters and downspouts. Pitch all gutters to the front of home.		LF		\$ -
Re-grade soil along sides of the house so pitch is 1" per foot: create trench to carry water away from the structure. Integrate with soil lead abatement strategy when feasible. Ensure water flow is directed away from house and neighbor's property.		SF		\$ -
Woodlap Siding: caulk all vertical corner seams.		LF		\$ -
Replace damaged woodlap siding to match existing. Prime & paint new siding. Owner to provide matching touch-up paint.		LF		\$ -
Create "flash" joint between soil surface and foundation by excavating down at least 16" and out 2' or more and lining this trench with EDPM rubber roofing material that is secured to the foundation wall; back fill after installing EDPM. Ensure water flow is directed away from house and neighbor's property.		LF		\$ -

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Exterior Windows	\$ per unit	unit type	# of units	Total cost
Align & adjust stops		each		\$ -
Windows: caulk seam between drip cap, exterior casings and siding; ensure weep holes in storm windows are open or drill 2, 3/8" holes to serve as weep holes. Use polyurethane caulk.		each		\$ -
Replace damaged exterior window casing to match existing.		LF		\$ -
Prime & paint new casing. Owner to provide matching touch-up paint.				
Exterior stabilize, prime, glaze, & paint		each		\$ -
Wet scrape and wet sand exterior window surfaces.				
Repair all poor glazing. Caulk all gaps and seams with latex caulk. Prime all bare surfaces. Paint one coat of finish paint. Paint complete unit to match existing.				
Frame & install wood window - existing opening up to 101 UI		each		\$ -
Basement windows below ground level: raise window to above ground level with masonry blocks, fill window wells with dirt or gravel as appropriate.		each		\$ -
Basement window well covers: install molded plastic cover or Plexiglass on frame.		each		\$ -
Glass block window with vent - 18 x 24		each		\$ -
Remove existing window sash and trim. Install glass block with one vent section in opening. Glass block to be properly struck up and sealed on both sides.				
Owners choice of design "clear" block.				
Glass block window with vent - 24 x 32		each		\$ -
Remove existing window sash and trim. Install glass block with one vent section in opening. Glass block to be properly struck up and sealed on both sides.				
Owners choice of design "clear" block.				
Glass block window with dryer vent - 18 x 24		each		\$ -
Remove existing window sash and trim. Install glass block with one vent section in opening. Glass block to be properly struck up and sealed on both sides.				
Owners choice of design "clear" block.				

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Glass block window with dryer vent - 24 x 32		each			\$ -
Remove existing window sash and trim. Install glass block with one vent section in opening. Glass block to be properly struck up and sealed on both sides.					
Owners choice of design "clear" block.					
Sash tracts install		each			\$ -
Install sash tracks per manufacturer's instructions.					
Leave trim intact, retaining casing, interior sill (stool), sashes and apron. Remove pulley assembly and weights, fill weight cavity with foam or fiberglass insulation. Cover cavity cover.					
Sash replacement		each			\$ -
Match existing finish.					
Sill cover (exterior)		each			\$ -
Cover exterior window sill with coil stock. Owners choice of available choice of colors. Glue or nail securely. All edges to be smooth and even.					
Use epoxy wood filler to repair sill, prime and paint.		each			\$ -
Replace damaged exterior window sill to match existing.		each			\$ -
Prime & paint new casing. Owner to provide matching touch-up paint.					
Storms remove, salvage, & re-install (fixed windows)		each			\$ -
Remove existing storm window, salvage, clean, and re-install using appropriate fasteners, after window treatment work has been completed.					
Storms install new		each			\$ -
Match existing units in style and color.					
Install using appropriate fasteners, after window treatment work has been completed.					

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Vinyl replacement window		each			\$ -
Remove and dispose of sash, stop and parting beads.					
Leave trim intact, retaining casing, interior sill (stool) and apron. Remove pulley assembly and weights,					
fill weight cavity with foam or fiberglass insulation. Cover existing					
window frame opening with coil stock (vinyl or aluminum) completely.					
Back-caulk all seams per HUD specs.					
Provide and install a prefabricated double-hung vinyl welded sash/					
welded frame replacement window, including half screens. All					
street facing windows shall match existing windows in style and					
mullion detail. Caulk blindstop and the edges to seal.					
PRODUCT STANDARD: Minimum 3/4" insulated glass, minimum					
NFRC of 10, welded sash & frame, tilt in capable. NOTE: If there					
is any conflict in specifications, window shall be installed					
according to manufacturer's instructions unless otherwise in-					
dicated. PLEASE EXPRESS WINDOW BRAND TO BE INSTALLED.					
NOTE BRAND HERE:					
Vinyl replacement window (slider or hopper)		each			\$ -
Remove and dispose of existing sash, and stop.					
Leave trim intact, retaining casing, interior sill (stool) and					
apron. Cover existing frame opening with coil stock(vinyl or					
aluminum) and back-caulk to seal. Provide and install a prefabri-					
cated vinyl replacement window, including screens. All street					
facing windows are to match existing windows in style and					
mullion detail. Caulk blindstop and the edges to seal.					
PRODUCT STANDARD: Minimum 3/4" insulated glass, minimum					
NFRC of .49, welded sash & frame, tilt in capable. NOTE: If					
there is any conflict in specifications, window shall be installed					
according to manufacture's instructions unless otherwise					
indicated. PLEASE EXPRESS WINDOW BRAND TO BE INSTALLED.					
NOTE BRAND HERE:					
Coil stock installation - window		each			\$ -
Cover exterior window trim with coil stock. {gauge .019} Breaks					
shall be straight and even. Apply back caulk and fasten with					
in-kind nails 1/4" from the edge.Caulk the edges to seal.					
Owners choice of color. Exterior caulking to be applied in a .					
smooth, continuous manner, color to be compatable with					
existing colors.					
Well cover with coil stock, seal edges		each			\$ -
Wood replacement window (full casing)		each			\$ -
Remove and dispose of existing sashes and frame.					
Remove & salvage trim ,interior sill (stool) and apron where possible.					
Provide and install a prefabricated wood replacement window,					
including screens. All street facing windows are to match					
existing windows in style and mullion detail. Insulate perimeter					
with low expanding foam.					
PRODUCT STANDARD: Minimum 3/4" insulated glass, minimum					
NFRC of .49, mortiser & tenon joints for sash, tilt					
in capable. NOTE: If there is any conflict in specifications,					
window shall be installedaccording to manufacture's instructions					

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	unless otherwise indicated. PLEASE EXPRESS WINDOW					
	BRAND TO BE INSTALLED. NOTE BRAND HERE:					
	Install exterior window casing. Apply aluminum (coil stock) .019		each			\$ -

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Paint		\$ per unit	unit type	# of units		Total cost
Door exterior prep & stabilize complete			each			\$ -
Wet scrape all loose, peeling, blistered, cracked paint from jamb, threshold, and door. Remove all hooks, nails, brackets, pipes, and unused fixtures and attachments. Resecure all loose wood prior to painting. Replace all defective, missing, and/or missing materials to ensure a sound surface. Feather edge and dull gloss with wet sand paper. Dispose of chips properly. Caulk and fill holes level to existng surface with acrylic caulk or exterior grade spackle compound. Protect surrounding surfaces from paint splatter. Spot prime. Paint one coat of finish paint. Paint complete unit to match existing.						
Door threshold prep & stabilize			each			\$ -
Remove any existing threshold covering, including nails and screws. Install rubber stair tread to cover entire surface and nose of the threshold. Follow manufacture's instructions for securing item. Owner has choice of available colors. Wet scrape any loose or peeling paint, stabilize area(s). Clean and HEPA vacuum designated area.						
House exterior (complete with trim)			SF			\$ -
Follow appropriate containment measures. Wet scrape all loose, peeling, blistered, and cracked paint from siding, fascia, trim, and moldings. Remove all hooks, nails, brackets, and unused hardware or fixtures. Resecure all loose wood prior to painting. Replace all defective, missing and/ or rotten materials to ensure sound surface. Caulk and fill holes level to existing surface with acrylic caulk, or exterior grade spackle compound. Feather edge and dull gloss with wet sand paper. Spot prime. Paint one coat with exterior grade latex paint. Owner has choice of two colors from available colors for trim and siding.						
Porch complete prep & stabilize			SF			\$ -
Follow appropriate containment measures. Wet scrape all loose, peeling, blistered, and cracked paint from porch ceiling, fascia, trim, and moldings. Remove all hooks, nails, brackets, and unused hardware or fixtures. Resecure all loose wood prior to painting. Replace all defective, missing and/ or rotten materials to ensure sound surface. Caulk and fill holes level to existing surface with acrylic caulk, or exterior grade spackle compound. Feather edge and dull gloss with wet sand paper. Spot prime. Paint one coat latex exterior grade paint. Owner has choice of two colors from available colors for trim and ceiling.						
Porch stairs stabilize			SF			\$ -
Follow appropriate containment measures. Wet scrape all loose, peeling, blistered, and cracked paint from porch ceiling, fascia, trim, and moldings. Remove all hooks, nails, brackets, and unused hardware or fixtures. Resecure all loose wood prior to painting. Replace all defective, missing and/ or rotten materials to ensure sound surface.						

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	Caulk and fill holes level to existing surface with acrylic					
	caulk, or exterior grade spackle compound. Feather					
	edge and dull gloss with wet sand paper. Spot prime.					
	Paint one coat latex exterior grade paint. Owner has choice of					
	two colors from available colors for trim and ceiling.					

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	Siding	\$ per unit	unit type	# of units		Total cost
	Aluminum Siding		Square			\$ -
	Renail all loose wood prior to instalation. Replace all defective, missing and/ or rotten materials to ensure sound weather-tight installation.Wrap all areas to be covered with Tyvek house wrap or an approved equal. Wrap to fit, no loose or bunched up material. Tape all seams to hold dust and chips. House wrap material must be secured at all points. Application must prevent dust and chips from fall out. Overlap seams bottom over top. Install fanfold insulation over existing siding. Install new siding and accessories over existing siding areas. Install aluminum to all wood areas unless otherwise stated, including eaves, fascia, window lintels,sills and frames, porch ceiling, banisters, support columns and caps. Installation shall be in accordance with manufacture's recommendation. Trim items include but are not limited to starter strip, finish strip, J-channel, F-channel, and corners (inside and outside). Owner has choice of available colors.					
	Coil stock installation - fascia & soffits		LF			\$ -
	Carefully remove gutters. {gutters to be reused, unless stated otherwise} Renail all loose wood prior to installation. Repair any areas needed for soundness. Wrap facia and soffit with Tyvek or similar approved equal house wrap.Wrap to fit, no loose or bunched up material. Use a premium grade tape to seal edges and to hold dust and chips. Cover facia and soffit area with vinyl soffit (guage .040) or aluminum coil stock {guage .019} All edges shall be finished with the appropriate trim items with water shedding capabilities. Trim items include but are not limited to starter strips, finish strips, J-channel, F-channel, and corners {inside & out}. Finish nails and caulk to match in color. All materials shall be installed in accordance with manufacturer's recommendations. {Owners choice of available colors}					

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	Vinyl Siding		Square			\$ -
	Renail all loose wood prior to instalation. Replace all defective, missing and/ or rotten materials to ensure sound weather-tight installation.Wrap all areas to be covered with Tyvek house wrap or an approved equal. Wrap to fit, no loose or bunched up material. Tape all seams to hold dust and chips. House wrap material must be secured at all points. Application must prevent dust and chips from fall out. Overlap seams bottom over top. Full case all front (street facing) windows and doors. Install fanfold insulation over existing siding. Install new siding and accessories over existing siding areas. Install vinyl to all wood areas unless otherwise stated, including eaves, fascia, window lintels, sills and frames, porch ceiling, banisters, support columns and caps. Installation shall be in accordance with manufacture's recommendation. Trim items include but are not limited to starter strip, finish strip, J-channel, F-channel, and corners (inside and outside). Owner has choice of available colors.					

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HVAC	\$ per unit	unit type	# of units	Total cost
Chimney cleanout: remove & dispose all debris from chimney base.		each		\$ -
Install chimney clean-out door.		each		\$ -
Mortar furnace flue to chimney.		each		\$ -
Mortar water heater flue to chimney.		each		\$ -
Install new flue on furnace, secure all sections with sheet metal screws, mortar to chimney. Flue must be pitched up 1" per foot or per local codes.		each		\$ -
Install new flue on water heater, secure all sections with sheet metal screws, mortar to chimney. Flue must be pitched up 1" per foot or per local codes.		each		\$ -
Install an AmAir 300X or 300E pleated filter in forced air furnace. Seal all seams between the filter housing and the return ductwork with mastic for an airtight fit. Leave one extra filter for client.		each		\$ -
Tie-back cold air returns to furnace, seal all duct seams with a mastic, water-based duct sealer such as Uni-Mastic 181 or RCD #6.		LF		\$ -
Install metal flue liner in chimney for existing high efficiency furnace per local codes. Connect both furnace flue and water heater flue to the liner.		each		\$ -
Check, clean and tune existing furnace / boiler.		each		\$ -
Install 4" x 12" floor register where indicated for combustion air to a confined space.		each		\$ -
Install 8" x 12" wall grill where indicated for combustion air to a confined space.		each		\$ -
Furnace filter replace - Install AmAir 300x or 300E pleated filter of required size.		each		\$ -

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INTERIOR	\$ per unit	unit type	# of units	Days Relocation	Total cost	
Crawl space: insulate perimeter walls with 6" bat insulation or 2" Styrofoam insulation around perimeter walls. For Styrofoam, use product specified adhesive/caulk to secure to masonry surface. Use foil-faced, itchless batt over irregular wall. Use foam on smooth surfaces.		SF			\$	-
Final Clean Mold Work Area - entire room, including walls, floors, ceiling, horizontal surfaces and furnace register covers, per lead protocols. Surfaces must pass clearance guidelines of less than 100 milligrams of total dust per square meter.		room			\$	-
Final Clean LEAD Area - floors and all other horizontal, per HUD standards lead protocols.		room			\$	-
Disinfect and clean unfinished ceiling, exposed joists & flooring.		SF			\$	-
Disinfect and clean unfinished attic rafters and sheathing.		SF			\$	-
Clean entire floor with detergent, HEPA-vac when dry.		room			\$	-
Below Grade painting		SF			\$	-
Wet scrape and clean all moldy surfaces with detergent, protect electrical fixtures & outlets, wet-scrape all loose paint, rinse, HEPA -vac all paint chips & dust. Personal protective equipment (PPE) and proper containment must be used. When surface is dry, paint wall with UGL drylock latex paint.						
Wash and wax floors		SF			\$	-
Stairs prep & stabilize, rubber treads		each			\$	-
Follow appropriate containment measures. Wet scrape all loose, peeling, blistered, and cracked paint from stringers risers, and treads. Remove all hooks, nails, brackets, and unused hardware or fixtures. Re-secure all loose wood prior to painting. Replace all defective, missing and/ or rotten materials to ensure a sound surface. Caulk and fill holes level to existing surface with acrylic caulk, or exterior spackle compound. Spot prime. Paint one coat with exterior grade paint. Owner has choice of available colors. Install rubber tread per manufacturer's specification, after paint has dried.						

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	Mold	\$ per unit	unit	# of units	Total cost
	Clean all moldy surfaces with detergent, rinse, let dry, then paint with product Perma-white paint; use personal protective equipment and containment.		SF		\$ -
	Clean all moldy surfaces with bleach.		SF		\$ -
	Level 1 - 10 sq. ft. or less		SF		\$ -
	Level 2 - 11 sq. ft. to 30 sq.ft.		SF		\$ -
	Level 3 - 31 sq. ft. to 100 sq. ft.		SF		\$ -
	Level 4 - 101 sq. ft. to more		SF		\$ -

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Paint - Interior	\$ per unit	unit type	# of units		Total cost
Door interior prep & stabilize complete		each			\$ -
Follow appropriate containment measures.					
Wet scrape all loose, peeling, blistered, cracked paint from jamb, threshold, and door. Remove all hooks, nails, brackets, pipes, and unused fixtures and attachments. Resecure all loose wood prior to painting. Replace all defective, missing, and/or missing materials to ensure a sound surface. Feather edge and dull gloss with wet sand paper. Dispose of chips properly. Caulk and fill holes level to existng surface with acrylic caulk or exterior grade spackle compound. Protect surrounding surfaces from paint splatter. Spot prime.					
House interior (no trim)		room			\$ -
Follow appropriate containment measures.					
Wet scrape all loose, peeling, blistered, cracked paint from jamb, threshold, and door. Remove all hooks, nails, brackets, pipes, and unused fixtures and attachments. Resecure all loose wood prior to painting. Replace all defective, missing, and/or missing materials to ensure a sound surface. Feather edge and dull gloss with wet sand paper. Dispose of chips properly. Caulk and fill holes level to existng surface with acrylic caulk or exterior grade spackle compound. Protect surrounding surfaces from paint splatter. Spot prime.					
House interior (all trim)		room			\$ -
Follow appropriate containment measures.					
Wet scrape all loose, peeling, blistered, cracked paint from jamb, threshold, and door. Remove all hooks, nails, brackets, pipes, and unused fixtures and attachments. Resecure all loose wood prior to painting. Replace all defective, missing, and/or missing materials to ensure a sound surface. Feather edge and dull gloss with wet sand paper. Dispose of chips properly. Caulk and fill holes level to existng surface with acrylic caulk or exterior grade spackle compound. Protect surrounding surfaces from paint splatter. Spot prime.					
Above Grade Painting		SF			\$ -
Wet scrape and clean with detergent all moldy surfaces; wet-scrape all loose paint, rinse, HEPA-vac all paint chips & dust. When surface is dry, paint all walls, ceiling & trim work with semi-gloss latex paint with fungicide such as Perma White paint. Use proper PPE and containment.					
Interior trim		room			\$ -
Preparation: Scrape all loose paint. Sand smooth areas where paint is removed. Prime all bare areas. Move furniture as required to complete task.					

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MOISTURE CONTROL						\$ per unit	unit type	# of units		Total cost
Windows: caulk seam between drip cap, exterior casings and siding; ensure weep holes in storm windows are open. Use polyurethane caulk.							each			\$ -
Woodlap Siding; caulk all vertical corner seams.							SF			\$ -
Vent clothes dryer to exterior with rigid aluminum ducting. Install elbows on dryer and vent where needed. Use exterior vent with damper that protects exterior siding from moisture and prevents backdrafts. Attach rigid duct with heat resistant tape and metal hose clamps.							each			\$ -
Crawl space: apply 6 mil plastic sheeting over all soil, lapping seams at least 1' and securing plastic 1' up exterior walls. Grade soil as level as possible before installing plastic sheeting. Use 6" soil staples to secure plastic to soil.							SF			\$ -
Attic: seal all openings from interior spaces into attic with DAP foam.							LF			\$ -
Seal all openings from interior spaces into attic with DAP latex foam or fiberglass or coil stock around chimney, as appropriate.							LF			\$ -
Ventilation						\$ per unit	unit	# of units		Total cost
Door: undercut door 1" from floor covering.							each			\$ -
Bath: Install 1.0 sone, 70cfm exhaust fan, vented to exterior with vent damper to prevent backdraft. Where feasible fan to be powered & switched with existing light fixture.							each			\$ -
Kitchen: Install range hood with 150 cfm variable speed fan & built in light over stove, that vents directly to the exterior. Provide a 15 amp dedicated circuit for the range hood.							each			\$ -

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PLUMBING					
	\$ per unit	unit type	# of units		Total cost
Drains: snake drain and ensure water drains freely and trap holds water.		each			\$ -
Tighten existing water supply line valve to stop leak.		each			\$ -
Floor drain: install drain screen as appropriate.		each			\$ -
Water supply lines: repair leak.		each			\$ -
Replace leaking water shut-off valve with new valve.		each			\$ -
Laundry tub: replace faucet with new faucet.		each			\$ -
Replace waste water drain trap with new PVC trap.		each			\$ -
Replace exterior hose bib with freeze-proof hose bib.		each			\$ -
Kitchen sink faucet: replace with new two handle faucet, with spray , complete with supply lines.		each			\$ -
Kitchen sink faucet: replace with new two handle faucet with-out spray , complete with supply lines.		each			\$ -
Kitchen faucet: install new two handle faucet.		each			\$ -
Bathroom: install new two handle tub faucet without shower .		each			\$ -
Bathroom: install new two handle tub faucet with shower .		each			\$ -
Bathroom: install new two handle faucet in basin.		each			\$ -
Bathroom: replace sink faucet with new two handle faucet, without pop-up drain , complete with new supply lines.		each			\$ -
Bathroom: replace sink faucet with new two handle faucet, with pop-up drain , complete with new supply lines.		each			\$ -
Waste water drain trap: install new PVC trap.		each			\$ -
Remove & clean all existing caulking on tub surround and floor seam. Re-caulk all tub surround joints and floor seam with mildew resistant caulk.		LF			\$ -
Install sealer tape around tub and between tub and floor. Carefully clean surfaces before installing.		each			\$ -
Seal all openings from interior spaces into attic with DAP latex foam or fiberglass or coil stock around chimney, as appropriate.		LF			\$ -
ROOFING					
	\$ per unit	unit type	# of units		Total cost
Gutters					

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Downspout/storm drain: disconnect downspout, remove from crock and extend downspout to divert water at least 5' away from the foundation; minimize trip hazard. Ensure water flow is directed away from house and neighbor's property. Cap crock.		each			\$ -
Gutters: re-pitch existing gutters to front, functioning downspout/storm drain. If no storm drain exists in front, divert rain water to front and away from foundation and neighbor's property.		LF			\$ -
Gutters: replace gutters and downspouts. Remove & dispose existing gutters & downspouts. Install 5" K-type or ogee, seamless, .032 aluminum gutter and accessories, owner's choice of color. Support gutter with galvanized screws or brackets screwed to fascia, spaced a maximum of 5' apart. Secure all corner seams with aluminum rivets and seal with gutter sealant. Pitch all gutters to the front of home. Install matching 3" downspouts and accessories, secure to wall with straps every 6 feet. Connect to front existing crock with PVC connector. Cap rear crocks. If no crock exists in front, provide splash block to divert water away from home & neighboring property.		LF			\$ -
Replace gutter only, re-use existing downspouts		LF			\$ -
Gutters re-pitch Re-pitch gutters so that water will shed toward front of property closest to city drains. Remove and discard existing spikes. Install gutter screws. Remove existing downspouts (front) and replace with 4" units.		LF			\$ -
Downspout remove and replace Seal to crock or provide splash block to divert water.		LF			\$ -
Replace downspouts only where indicated.		LF			\$ -

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Gutters & downspouts install new	LF		\$ -
Remove/ cover all old gutters. Install new 4" , K-type or ogee, seamless, .027 gauge aluminum gutter and accessories. Make sure correct drainage pitch is maintained (1/2" per 10 feet). Support gutters with galvanized steel gutter screws spaced not more than 5 feet o/c. Gutter spikes shall not be used. Seal all gutter seams with gutter sealer and secure each seam for both gutters and downspouts with sheet metal screws.			
Fasten downspouts securely to the wall with appropriate hardware. Owner choice of available colors.			
Roof- Install fiberglass 3 tab shingle 20 yr.	SF		\$ -
Repair/ replace missing/ torn asphalt shingles; match existing as close as possible. Use galvanized roofing nails and concealed nailing practices.			
Roof - flash chimney	each		\$ -
Remove old and damaged flashing components, discard. Install new flashing in a workmanship like manner, all breaks shall be clean and smooth. Flashing affix to the dwelling shall be stepped under flashing attached and sealed to chimney.			
Roof flashing: check flashing between roof and chimney and siding to ensure they are watertight. Use wet/dry roof cement to seal seams in flashing and roofing unless EPDM roofing is present (never use asphalt based materials on EPDM).	LF		\$ -
Roof valley flashing	LF		\$ -
Install "W" type valley flashing. Fasteners shall be limited to the outer edges of unit. Fasteners shall be in accordance to manufacturer's recommendations.			
Roof tear off and debris removal	SF		\$ -
Replace rotted/ deteriorated sheathing	SF		\$ -
Remove any sheathing which is dry rotted, delaminated, or water saturated. Replace with material of matching thickness, nailed per applied schedule, or 8" OC.			
Roof - ridge venting	LF		\$ -
Roof- vent 9 inch diameter screened	each		\$ -
Roof- chimney tuck pointing	SF		\$ -
Roof leak: repair / patch roof with roofing cement.	each		\$ -
Install 45 NFVA roof vent.	each		\$ -
Install 77 NFVA roof vent.	each		\$ -
Install 26 NFVA soffit vent	each		\$ -

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	Install 54 NFVA soffit vent.		each			\$ -
	Install 60 NFVA gable vent in existing attic window; remove &		each			\$ -
	dispose existing sash, seal window with 1/2" exterior grade					
	primed plywood.					