



June 2023

FutureHomes is a program of FutureHeights, a non-profit, community development organization serving the Cleveland Heights and University Heights communities

Dear Contractor,

You are being invited to bid on two residential renovation projects in the Cleveland Heights community, **including acquisition and renovation of the homes**. Once complete, the homes must be made available for sale to an owner occupant. Please find the following:

- Project overview/scope
- Draft specifications
- Cleveland Heights Point of Sale inspection
- Application
- Budget sheet

The homes will be open for your review on the following days:

Friday, June 16 from 10:00 a.m. to 2:00 p.m.

Saturday, June 17 from 10:00 a.m. to 2:00 p.m.

All bids and forms are due by Monday, June 26, 2023 no later than 4:00 pm

FutureHeights
2843 Washington Boulevard, #105
Cleveland Heights, OH 44118

Questions:
Contact Hilary Schickler
at 216-320-1423 ext 104 or
hschickler@futureheights.org

Scope of Work

901 Englewood Road Cleveland Heights OH, 44118
PPN 687-05-095

Historic features must be preserved. Exterior features may include siding, windows, porch design, soffit, masonry and any other features that are considered unique. Interior features may include wood flooring, woodwork, built in cabinets, fireplaces, staircases and other unique materials.

This scope of work is a general description of the minimum improvements to be made at this property. Specification are provided as guidance and may not contain all necessary items. The contractor is expected to provide a full rehabilitation bringing the property to a code-compliant and modern condition that will ensure long-term stability of the property.

The contractor is responsible for all work necessary to provide a thorough, complete, and marketable renovation, which may include work in addition to that which is listed in this scope of work.

The contractor must obtain all necessary permits and display permits such that they are always visible from the street, with copies provided to Future Heights. In addition, any existing point-of-sale violations must be eliminated, and, upon completion, the property must receive a new point-of-sale inspection with no violations.

Obtain Future Heights approval of materials and workmanship prior to start of the following items:

- Landscaping
- Fencing
- Masonry
- Roofing and gutters
- Siding
- Porches
- Interior room layout
- Interior flooring
- Interior woodwork
- Kitchen finishes
- Bathroom finishes
- Lighting fixtures
- Exterior painting



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Site

Landscaping

1. Remove all vegetation/shrubs around foundation. Clear debris from entire yard
2. Demolish and remove shed and swing set in rear, remove any landscaping ties and satellite dish
3. In front yard, remove all shrubs including roots.
4. Remove any vegetation growing on the exterior of the home.
5. Include allowance of \$5,000 for new plant materials in front yard. Install plantings after Future Heights review and approval of landscape plan.
6. Mulch all landscape beds.



Driveway/sidewalk

1. Tear out and replace existing driveway and apron with new concrete not to exceed 12' wide.
2. Replace damaged sidewalk sections per CH POS inspection report

Garage

1. Remove overhead door and replace sectional metal garage door to fit opening; including hardware, trim and drip cap. Include new electric service and garage door opener.
2. Tuck point as needed, scrape loose paint, wash and paint.
3. Gut ceiling, insulation. Re insulate using r-19. Install ½" drywall, tape, mud, sand and paint. Repair any defects in exterior drywall walls.



Fencing

1. Determine who fencing belongs to; remove/replace

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House Exterior

Roofing

1. Remove antenna from chimney; tuck point as needed
2. Complete tear off, re-roof including ice guard; replace any deteriorated sheeting.

Gutters & Downspouts

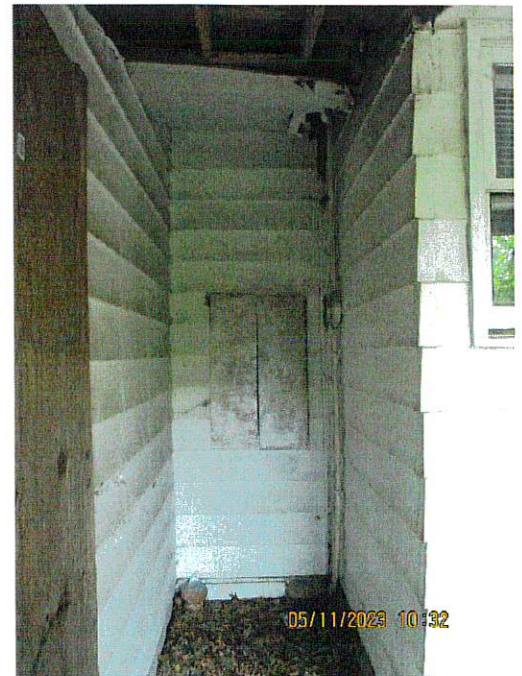
1. Install new gutters and downspouts for entire house. Connect downspouts to existing crocks. Verify clear flow in crocks and snake drains if any blockage exists.

Siding

1. Remove all unnecessary wires and cables from exterior.
2. Repair any damaged or missing siding, replaced siding must match (if not removing or replacing with vinyl). Replace missing soffit between kitchen and storage room
3. Paint film stabilize or enclose with vinyl siding (as described in the lead risk assessment report)
4. Soffits and fascia trim needs to be paint film stabilized or enclosed with vinyl siding.
5. Repair/tuckpoint front stone façade as needed

Windows and Doors

1. Remove and replace existing double-hung windows with new vinyl windows.
 - a. Match style and grid pattern of windows being replaced
 - b. All exterior windows must be enclosed with aluminum coil stock
 - c. All window wells/jambs must be removed and replaced
2. Remove and replace doors and door casing components.



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- a. front door casing must be enclosed with aluminum coil stock
3. Remove and replace all exterior thresholds or enclose with metal.
4. Install new door locks and latches at all exterior doors.
5. All floors must be wet mopped and HEPA vacuum
6. All windows must be wet wiped and HEPA vacuum

Porches

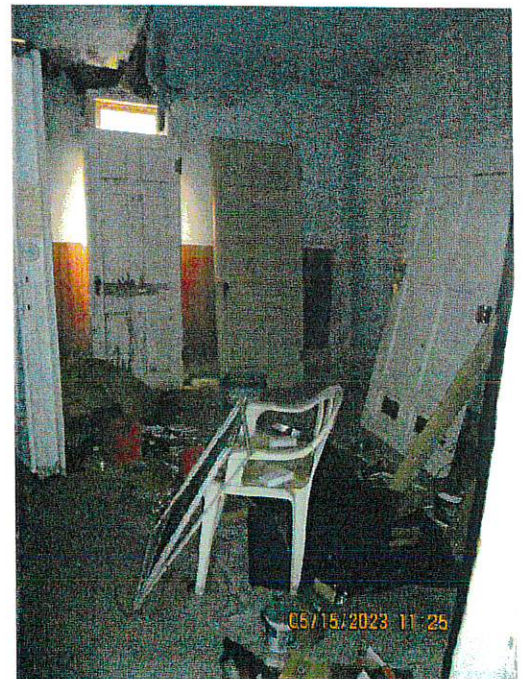
1. Rebuild front steps, include wrought iron safety handrail

Painting

1. Properly clean and prepare all exterior surfaces for new paint.
2. Paint all siding, trim and other exterior detail with a color scheme of up to three colors to be approved by Future Heights.
3. Or remove aluminum siding, restore wood underneath and paint or install new vinyl siding on entire house.

Misc

1. Install 3" metal house numbers, mounted on skirtboard
2. Eliminate rodent infestation (groundhog)



House Interior

Cleanout & Demolition

1. Remove and properly dispose all trash, furnishings, carpet, appliances, and any other debris remaining in the house and on all porches.
2. Remove and dispose existing plumbing, HVAC, and electrical systems that are to be replaced

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3. All trash must be placed in a Dumpster and not placed at the curb for City pick-up.

Basement floor and walls

1. Clean, tuckpoint, and repair foundation walls. Paint all interior foundation walls with appropriate masonry paint.
2. Install glass block with vents/dryer vent at window openings.
3. Clean, patch and repair concrete floor. Paint floor with appropriate material for uniform appearance.
4. Ensure basement has no moisture intrusion and all materials are moisture resistant.



Plumbing

1. Replace complete sanitary and water piping system. Include piping and hose-bibs for exterior use.
2. Verify condition of water service line from street to house and replace with new copper if necessary.
3. Install new 40-gallon water heater with all gas or electric connections and exhaust piping.
4. Install new plumbing fixtures throughout.
5. Install new water supply connections and drain for laundry.
6. Repair or replace gas piping and valves to kitchen range (if necessary).
7. Verify proper flow in sanitary drain from house to main sewer at street. Snake sewer line if necessary, to remove any blockage.
8. Verify sump pit is working properly. Install new sump pump.



HVAC

1. Install complete new forced air heating and cooling system. Include:

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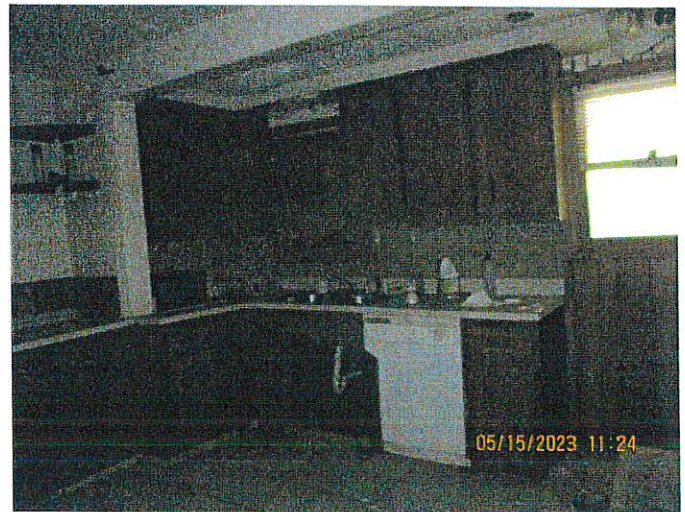
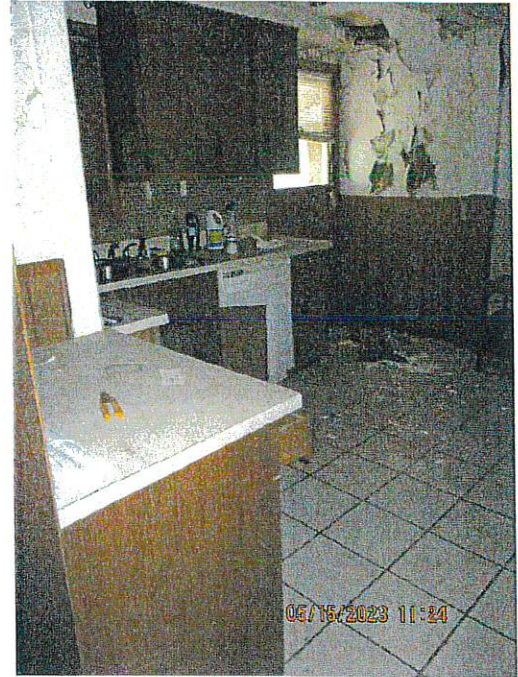
- a. New air conditioning compressor and all coolant lines.
 - b. New gas furnace of no less than 90% efficiency. Include all gas piping and exhaust venting.
 - c. All supply and return ducts.
 - d. New duct registers throughout.
 - e. Digital programable thermostat.
2. Install exhaust fan in each bathroom ducted to an exterior vent.
 3. Install new vent and duct for laundry dryer.

Electrical

1. Install new 100-amp (or larger) circuit breaker panel. Label all circuits.
2. Make entire electrical system code complaint.
3. Ensure adequate quantity of receptacles in all rooms. Install additional if necessary (all wiring must be concealed inside walls).
4. Replace all switches, receptacles, and cover plates with new (white).
5. Provide 220 V power supply to laundry dryer and kitchen range.
6. Install new smoke and carbon monoxide detectors in all locations as required by code.
7. Install new lighting fixtures throughout house including any walk-in closets, basement, and exterior locations. Include one exterior motion light on rear of house.
8. Bring all communication wiring to current standards (co-axial cable, high-speed internet, USB plug-ins, etc.).
9. Provide properly operating doorbell system.

Kitchen

1. Fully remodel kitchen with new design, all new cabinets and countertops, flooring, fixtures, and appliances.
2. Appliances must include refrigerator, range, over-range microwave, 24" dishwasher, and garbage disposal.



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Living areas (living room, dining room, stairway, hallways, bedrooms, closets)

1. Refinish existing wood flooring or, if necessary, install new flooring, to be approved by Future Heights. Install shoe molding.
2. Install pad and carpet in bedrooms and second floor hall or refinish
3. Repair all walls and ceilings to eliminate cracks, inappropriate texture, and any other defects. Remove paneling in back room; assess walls/windows
4. Clean and repair all existing wood trim or replace with new of similar dimension and profile.
5. Repair or replace closet shelving and rods.
6. Repair or replace all interior doors and hardware. Doors must properly operate, and all hardware must be functional and clean of paint or other defects.
7. Renovate fireplace.
 - a. Paint
 - b.
8. Renovate built-in cabinets in the dining room by cleaning and repairing to ensure they are operational.

Half bath

1. Gut walls, flooring and ceiling. Insulate exterior walls. Install ½" moisture resistant drywall; mud, tape, sand and paint.
2. Install new flooring per manufacturer's installation instructions.

Second-floor bathroom

1. Gut walls and ceiling. Insulate exterior walls. Install ½" moisture resistant drywall, tape, mud, sand and paint.
2. Build new full bathroom with new vanity/sink, medicine cabinet, mirror, towel bars, flooring, tub surround, vented exhaust fan and plumbing/electrical fixtures.



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3. Remove existing flooring, replace per manufacturer's installation. Owner choice of materials.

Attic

1. Add insulation to achieve R-22, including steps and common wall
2. Insulate attic door
3. Install safety handrail

SPECS BY LOCATION/TRADE with Costs

7/28/2022

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 901 Englewood Road

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
40	ALL PERMITS REQUIRED The contractor shall apply for, pay for, obtain and forward copies of the following indicated permits to the agency: _____ Plumbing; _____ Electric; _____ HVAC; _____ Building; _____ Zoning; _____ Lead Abatement; _____ Asbestos Abatement. THE COST AND PERMITTING NECESSARY FOR THE SCOPE OF WORK REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.	1.00	AL		
42	CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit. Contractor to include the cost of the Certificate of Occupancy when obtaining the building permit	1.00	EA	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY 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 release of the final payment.	1.00	DU	\$0.00	\$0.00
Trade: 5 Demolition & Disposal					
702	DEMOLITION--GENERAL REQUIREMENTS The discovery of hazardous materials shall be communicated to the owner and project designer immediately. All demolition workers shall wear half-face respirators, steel toed boots and eye protection. Debris shall be removed to a legal landfill as required by EPA and local regulations. -DEMO ALL APPLIANCES IN THE BASEMENT INCLUDING HOT WATER TANK, FURNACE WASHER AND DRYER, SHELVING, FLOOR COVERINGS WIRING AND BREAKER PANEL -REMOVE DEBRIS IN GARAGE AND STORAGE ROOM. -MATRESSES	1.00	EA		
802	DUMPSTER--40 CUBIC YARDS After procuring all required permits, place a 40 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.	1.00	CF		
Trade: 9 Environmental Rehab					
9002	APPLICABLE LEAD-SPECIFIC DEFINITIONS	1.00	DU	\$0.00	\$0.00

Address: 901 Englewood Road

Unit: Unit 01

Location: 1 - General Requirements

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	<p>The measures used to control lead-based paint with a design life of at least 20 years whose primary intent is to control lead-based paint hazards.</p> <p>Adhesion: The ability of an encapsulant to attach to or remain fixed on a surface without blistering, flaking, cracking or being removed by tape.</p> <p>CRF - The Code of Federal Regulations: The basic component of the Federal Register publication system. The CRF is a codification of the regulations of various Federal Agencies.</p> <p>De minimus - Safe work practices and clearance are not required when no more than:</p> <ul style="list-style-type: none"> - 20 SF on exterior - 2 SF per interior room - 10% of small component <p>is deteriorated or will be disturbed by renovation.</p> <p>HEPA - High Efficiency Particulate Air: A filter capable of removing 99.97% of all particles of 0.3 microns.</p> <p>Interim Controls: A set of measures designed to temporarily control lead-based paint hazards.</p> <p>ug - Micrograms: A microgram is 1/1,000,000 of a gram.</p> <p>Work Area: The area where lead hazard reduction work is performed which is defined by containment to prevent the spread of lead dust and entry by unauthorized personnel.</p>				
9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	DU	\$0.00	\$0.00
	<p>The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.</p>				
9004	PROHIBITED PAINT REMOVAL METHODS	1.00	EA	\$0.00	\$0.00
	<p>The following paint removal methods are prohibited on all HUD-funded projects:</p> <ul style="list-style-type: none"> - Open flame burning or torching; - Machine sanding or grinding without a HEPA local exhaust control; - Abrasive blasting or sandblasting without a HEPA local exhaust control; - Heat guns operating above 1,100 degrees Fahrenheit or charring the paint; - Dry sanding or dry scraping except: dry scraping in conjunction with heat guns within one (1) foot of electrical outlets, or below the de minimus; and - On site chemical paint removal in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission and/or a hazardous chemical in accordance with the Occupational Safety and Health Administration. 				
9057	WORKER TRAINING - INTERIM CONTROLS	1.00	AL		

Address: 901 Englewood Road

Unit: Unit 01

Location: 1 - General Requirements

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
	All persons carrying out "Interim controls" and/or "standard treatments" lead hazard reduction activities must either be supervised by a trained and certified lead abatement supervisor or provide proof of completion of a one day, HUD-approved, I worker training course in lead hazard awareness, self protection and safe work practices prior to commencement of work.				
9122	EXTERIOR GROUND CONTAINMENT	1.00	EA		
	Attach two layers of 12' wide 6 mil polyethylene sheeting to the building perimeter with staples or furring strips extending 10' past the work area. Construct a work site perimeter curb of 4" x 4" timbers wrapped under the containment. Create an outer barrier of flags or plastic tape 3' on center, 20' form work site. Close and lock all windows and doors from the interior on the work site elevation. Remove and replace daily.				
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOORS	10.00	EA		
	Rehang doors. Adjust door and lockset to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.				
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC-GCI	9,600.00	SF		
	NOTE: PAINTS AND PRIMERS MUST COMPLY WITH CURRENT GREEN SEAL STANDARD FOR LOW VOC: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. PAINTS: Use paints and primers meeting the Green Seal G-11 Environmental Standard http://www.greenseal.org/certification/standards/paints.cfm . Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District. COLOR(S): Wall color selected by CM. Trim to be WHITE unless otherwise specified. PRICE INCLUDES REPAIRING OF ALL EXISTING WALLS				
Trade: 23 Electric					
7404	ELECTRICAL-WIRE STRUCTURE TO CODE	1.00	AL		
	Rewire structure. Existing electrical wire behind plastered/srywalled walls meeting code is acceptable. Correct all violations to N.E.C. Any open walls must be wired to N.E.C. The contractor is responsible to correct all code violations whether or not stated on the "itemized list." Refer to "City Charter " on electrical wiring. To Include: * All wiring in basement under 7'- 0" to be in conduit. 100 AMP service with 12/24 panel with main disconnect - 8' electrode grounding rod - cold water ground continuous to within 5' of water entrance. Existing panel and new wiring may be utilized if it meets specification and code requirements. * General lighting in basement. Fixtures controlled by wall				

Address: 901 Englewood Road	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	<p>switches in all habitable rooms. Exterior lighting at all entrances. See Fixture Allowance for detail in exterior and interior light fixtures. Three way switches to all habitable 2nd. and 3rd. floor living areas. Proper stair illumination.</p> <p>* G.F.C.I. outlets in bathrooms, within 6' of kitchen sink, basement and exterior outlets. Grounded outlets in kitchen. Sufficient outlets in all rooms to meet code, and to be equally spaced on opposite walls (Minimum (3) outlets per bedroom, (3) outlets per dining room, (4) outlets per living room with one outlet controlled by a wall switch.) Replace any existing receptacles, switched and cover plates.</p> <p>* All furnaces and major appliances on separate grounded circuits.</p> <p>* All existing wire mold to be removed, unless otherwise specified.</p> <p>* Door bells required for all units.</p> <p>* 220 volt line for dryer.</p> <p>* 220 volt line for stove.</p> <p>* Smoke detectors per code. Smoke detectors to be hard wire with battery back-up.</p> <p>Install one carbon monoxide detector on each floor per code.</p> <p>* Bathroom(s) to have combination exhaust fan(s) with light fixtures.</p> <p>* Install fixture and switch over kitchen sink and over bathroom mirror or vanities</p>				
	REMOVE ALL KNOB AND TUBE WIRING IN BASEMENT				
7405	<p>FIXTURE ALLOWANCE-ENERGY STAR</p> <p>CONTRACTOR to install Energy Star Lighting fixtures. This includes closet fixtures, basement fixtures, and can ceiling fixtures. Install daylight sensors on all exterior lighting including front and rear porches and side door</p>	1.00	AL		\$

Trade: 25	Appliances				
Custom	<p>APPLIANCE ALLOWANCE</p> <p>Allowance of \$1500 for the purchase and installation of a stove and refrigerator.</p>	1.00	AL	\$0.00	\$0.00
Location Total:					

Location: 2 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
412	<p>LANDSCAPING--GENERAL REQS.</p> <p>Plant native landscaping material in soil amended to 50% organic, perimeter fertilize, mulch to 4" deep and apply "Wiltproof." Provide written care instructions to owner. Replace all dead or seriously distressed items 14 months after planting.</p>	1.00	EA		

Address: 901 Englewood Road

Unit: Unit 01

Location: 2 - Exterior

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
1230	MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face. FRONT STONE FACADE	1.00	JB		
Trade: 10 Carpentry					
2977	WINDOW-VINYL DBL GLZ-LOW-E Field measure, order and install vinyl replacement windows, double glazed, low E, and U value of .30 or better window and jamb, including screen. Match style and grill pattern of window being replaced. Window to be installed to manufacturer's instructions. Windows to meet Energy Star for area per specifications and qualify for federal tax abatement. ALL FRONT WINDOWS TO HAVE GRID PATTERNS TO MATCH EXISTING WINDOW CONFIGURATION	23.00	EA		
3062	EXTERIOR DOOR HARDWARE Install new entrance lock set and mortised dead bolt keyed alike. Replace hinges if damaged. Install interlocking threshold, weatherstripping if needed. Prime and top coat interior and exterior. ALL LOCKS TO BE KEYED ALIKE.	1.00	EA		
3065	DOOR--REWORK EXTERIOR Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. LOCATIONS: FRONT DOOR	1.00	EA		
3150	DOOR--EXTERIOR Install a pre-hung exterior steel door, lever style entrance lock set and mortised dead bolt keyed alike. Include interlocking threshold, weatherstripping, and wide angle peepsight. Prime and top coat exterior and interior. LOCATIONS: DOOR OFF FAMILY ROOM MAN DOOR FOR GARAGE FROM HALL EXTERIOR DOOR OF STORAGE ROOM	3.00	EA		
3875	HOUSE NUMBER SET Install 3" high metal house numbers mounted on skirtboard above front steps.	1.00	EA		
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA		
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES	22.00	SQ		

Address: 901 Englewood Road Unit: Unit 01

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

Remove and dispose of all roofing & defective sheathing. Replace any deteriorated sheathing using OSB or CDX plywood of matching thickness. Install ridge vents. Staple 30 lb felt. Replace all flashing with preformed aluminum flashing. Install aluminum drip edge, and vent pipe boots. Install ice guard along all leading edges. Install Owens Corning AR 30 year asphalt shingle.

Trade: 19 Paint & Wallpaper

5657	PREP & PAINT ALUMINUM SIDING	2,750.00	SF		
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Paint Exterior Aluminum Siding Complete
Remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method. Prime any areas where bare aluminum is exposed. All siding to have 2 coats total coverage painted with exterior latex flat paint comparable to "Sherwin Williams A-100".

REPAIR DAMAGED SIDING. REPLACE MISSING SIDING TO MATCH EXISTING
INSTALL MISSING SOFFIT BETWEEN KITCHEN AND STORAGE ROOM.

Trade: 1601 Gutters and Downspouts

4637	GUTTERS AND DOWNSPOUTS	185.00	LF		
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Install new 5" seamless aluminum gutters and 3"x4" downspouts with baked enamel finish. Gutters to be .027 gauge and downspouts .019 gauge. Gutters shall be properly secured and downspouts cemented into sewer hubs. If sewer hubs do not exist, empty onto splash blocks.

Location Total: 4,175.00

Location: 3 - Basement Approx. Wall SF: 672 Ceiling/Floor SF: 676

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 7 Masonry

2831	GLASS BLOCK WINDOWS	4.00	EA	\$	
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Remove basement windows and install glass block units into the existing openings. Prepare window openings by removing jambs, and sills. Adjust openings and install glass block window units to manufacturer specifications. Properly secure windows units, and apply mortar between joints, and to exterior window sill. Window sill must be tilted away from the window having the bottom course of glass block above grade of the existing landscaping. Include:

Window vents installed in all unit except if dryer vent installed.

Install one dryer vent.

Contractor must take necessary steps when removing existing windows to contain possible paint chips or lead dust that might come from doing the above repairs.

Address: 901 Englewood Road

Unit: Unit 01

Location: 3 - Basement

Approx. Wall SF: 672

Ceiling/Floor SF: 576

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
	REPLACE 2 DOUBLE HUNG UNITS AND 2 METAL AWNING WINDOW UNITS				
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed basement floor low VOC paint recommended by Sherwin Williams and applied per manufacturer's recommendations.	576.00	SF		
5760	PREP & PAINT BASEMENT WALLS Tuck point all loose deteriorated mortar joints. Scrape loose, peeling, cracked, blistered paint from block surfaces. Wash dirt fungus, dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex Sherwin Williams low VOC paint.	672.00	SF		
Trade: 21	HVAC				
6040	REPLACE FURNACE-90+ AND 13 SEER AIR CONDITIONER/GAS-GCI Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool http://www.acca.org/tech/manualj/ (calculate manual J based on the post rehab building envelope), and use ACCA's Manual S for equipment selection. NOTE: Provide both Manual J & S reports with first Draw documents. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace and AC units, recycle all metal components and dispose of all other materials in a code legal dump. FURNACE: Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work & gas line. Install compatible 13 SEER AC unit. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Prepare site with an exterior pad for condensing unit, exterior electrical disconnect, and properly sized unit to properly condition the air in the house. Minimum SEER value of 13. Evaporator to match the condensing unit and properly installed in the plenum. Include: a. All proper plumbing and electrical connections to code. b. Factory charged line sets. Unit must be fully charge with Freon and tested, meeting manufacturer specifications. c. Proper sized duct work, thermostat, P.V.C. drain line to discharge water from the evaporator. (Note: If drain line is	1.00	AL		

Address: 901 Englewood Road

Unit: Unit 01

Location: 3 - Basement

Approx. Wall SF: 672

Ceiling/Floor SF: 576

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

obstructive to walkway, an electric pump must be installed, unless a written lease is obtained from the home owner allowing the drain line to be obstructive).

d. Return air must be TIED BACK to the furnace.

e. Contractor is responsible to provide proper amounts of return air, especially from the second floor. The contractor is to state the locations of additional cold air returns

AIR CONDITIONING UNIT IS RECOMMENDED BUT NOT REQUIRED
INCLUDE NEW SUPPLY AND RETURN DUCTWORK

Trade: 22 Plumbing

6636 REPLACE WATER SUPPLY LINES-PEX

1.00 LF

Remove any existing galvanized water supply lines. Install new PEX supply lines from meter to all fixtures. Install 3/4" pipe to branches and provide shut off valves at all fixtures. Installation includes hookup for the laundry room. All work to be per City of Youngstown Code.

6710 STORM AND WASTE LINES--SNAKE

1.00 EA

Power snake storm and sanitary drains to clear lines from crocks to main street sewer.

6715 DRAIN, WASTE, VENT--PVC

1.00 AL

Demo all existing waste lines to basement floor. Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.
Include waste line for laundry

6765 GAS LINE

1.00 AL

Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass stop valves at all equipment.

7071 HWH - 90+ 40 GAL GAS POWER VENTED--GCI

1.00 EA

Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH.

Location Total:

Location: 4 - Garage

Approx. Wall SF: 456

Ceiling/Floor SF: 185

Address: 901 Englewood Road

Unit: Unit 01

Location: 4 - Garage

Approx. Wall SF: 456

Ceiling/Floor SF: 185

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3196	GARAGE DOOR OPENER Install electric garage door opener per manufacturers specifications using "1/2 H.P. motor/chain driven style" or equivalent. Include two remotes and interior/exterior emergency disconnects as needed.	1.00	EA		
3200	DOOR OVERHEAD GARAGE Dispose of door, track and hardware. Install a sectional metal, garage door to fit existing opening including hardware, exterior trim and drip cap. Install to manufacturer specification. Include stud or header framing.	1.00	EA		

Trade: 19 Paint & Wallpaper

5760	PREP & PAINT GARAGE WALLS Tuck point all loose deteriorated mortar joints in masonry walls. Scrape loose, peeling, cracked, blistered paint from block surfaces. Wash dirt fungus, dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex Sherwin Williams low VOC paint. REPAIR ANY DEFECTS IN EXTERIOR DRYWALL.	577.00	SF		
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Trade: 1604 Plaster/Drywall

5226	GUT CEILING AND DRYWALL WALLS AND CEILINGS Gut ceiling including insulation. Install R-19 foil faced fiberglass batt insulation to joists. Install 1/2" drywall to areas listed below. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.	185.00	SF		
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Location Total:

Location: 5 - Storage

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3150	DOOR--EXTERIOR Install an exterior steel door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, weatherstripping, and wide angle peepsight. Prime and top coat interior and exterior.	1.00	EA		
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed basement floor low VOC paint recommended by Sherwin Williams and applied per manufacturer's recommendations.	110.00	SF		

Address: 901 Englewood Road

Unit: Unit 01

Location: 5 - Storage

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1604	Plaster/Drywall				

5226

GUT ROOM AND DRYWALL WALLS AND CEILINGS

450.00 SF

Gut drywall from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.

Location Total:

Location: 6 - Living Room

Approx. Wall SF: 528

Ceiling/Floor SF: 260

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2351

FLOOR--REFINISH WOOD LOW VOC--GCI

260.00 SF

Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

2415

SHOE MOLDING

56.00 LF

Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.

Location Total:

Location: 7 - Dining Room

Approx. Wall SF: 368

Ceiling/Floor SF: 130

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2351

FLOOR--REFINISH WOOD LOW VOC--GCI

130.00 SF

Counter sink all nails and fill holes. Drum sand and edge floor finishing with 120 grit sandpaper. Vacuum and tack rag room. Apply a coat of Minwax Water Based Polyurethane Base Coat followed by 3 coats of Minwax Water-Based Polyurethane for Floors, or a floor finish that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

2415

SHOE MOLDING

32.00 LF

Address: 901 Englewood Road

Unit: Unit 01

Location: 7 - Dining Room

Approx. Wall SF: 368

Ceiling/Floor SF: 130

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.

Trade: 20 Flooring

5914 LUXURY VINYL PLANK FLOORING

130.00 SF

Install luxury vinyl plank flooring, Core tec Pro Plus per manufacturer's recommendations. Include metal edge strips at openings. OWNER'S CHOICE OF IN-STOCK COLORS.

REMOVE EXISTING FLOORING

REFER TO INSTALLATION GUIDE AS DESCRIBED IN LINK.
<https://www.homeflooringpros.com/stagger-vinyl-plank-flooring/>
 REMOVE EXISTING FLOORING

Location Total:

Location: 8 - Kitchen

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

2304 SUBLOOR-1/4" LAUAN

170.00 SF

Secure existing flooring to floor joists. Install 1/4" lauan, glued and nailed 6" on center using screw shank or cement coated nails.

Trade: 10 Carpentry

2415 SHOE MOLDING

50.00 LF

Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.

3714 CABINETS-KITCHEN

1.00 AL

Remove and dispose of existing cabinets. Install new upper and lower kitchen cabinets as per floor plan. Installation to include all hardware. Install to manufacturer's specifications. (Cabinet and hardware allowance of \$4,500)

3766 COUNTER TOP-PLASTIC LAMINATE

1.00 AL

Dispose of counter top. Field measure and screw to base cabinet a post formed, plastic laminate counter top and 4" backsplash as per floor plan. Provide cutout for sink.
 MINIMUM REQUIREMENT

Trade: 20 Flooring

5914 LUXURY VINYL PLANK FLOORING

170.00 SF

Install luxury vinyl plank flooring, Core tec Pro Plus per

Address: 901 Englewood Road

Unit: Unit 01

Location: 8 - Kitchen

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Flooring				
	manufacturer's recommendations. Include metal edge strips at openings. OWNER'S CHOICE OF IN-STOCK COLORS. REMOVE EXISTING FLOORING REFER TO INSTALLATION GUIDE AS DESCRIBED IN LINK. https://www.homeflooringpros.com/stagger-vinyl-plank-flooring/				
Trade: 22	Plumbing				
6835	SINK--DOUBLE BOWL COMPLETE/FAUCET-GCI Install a 19 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. MINIMUM REQUIREMENT	1.00	EA		
7846	GARBAGE DISPOSAL AND CIRCUIT Install an ISE, model Badger 9, 3/4 horsepower garbage disposal or owner approved equal under sink and connect to waste line. (\$120.00 appliance allowance) Install an ivory toggle switch on wall adjacent sink and power wiring on independent circuit. Fish wire and patch all tear out.	1.00	EA		
Trade: 23	Electric				
7831	MICROWAVE RANGE HOOD VENTED TO EXTERIOR Install an Energy Star rated 30" over the range microwave exterior ducted range hood. (\$300.00 appliance allowance) Attach unit to manufactures instructions to cabinet. Fan capable of a minimum 150 cfm at a maximum of 10 sones. Include metal vent with all seams sealed with duct mastic, and roof or wall cap/damper assembly flashed appropriately for the exterior finish. RANGE HOOD IS MINIMUM REQUIREMENT MICROWAVE RANGE HOOD IS RECOMMENDED BUT NOT REQUIRED	1.00	AL		
Trade: 25	Appliances				
8489	DISHWASHER-ENERGY STAR Provide and install Whirlpool model # DU1055XTSS, Energy Star, 24", 4 cycle, built- in dishwasher or owner approved equal. Including all alterations and connections to plumbing and electric system. Color-Stainless Steel. (\$450.00 appliance allowance)	1.00	EA		
Trade: 1604	Plaster/Drywall				
5226	GUT ROOM AND DRYWALL WALLS AND CEILINGS Gut plaster and lath from interior walls and ceiling Install 1/2" drywall to areas listed below . Use paper less gypsum board in	590.00	SF		

Address: 901 Englewood Road

Unit: Unit 01

Location: 8 - Kitchen

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1604	Plaster/Drywall				

wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.

NO TEXTURE. FINISH CEILING SMOOTH.

Location Total:

Location: 9 - Family/Addition

Approx. Wall SF: 400

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2325 SUBFLOOR--LEVEL

160.00 SF

Level floor to meet surrounding floor height using 2"x4" sleepers scribed, taper cut, glued, and nailed or screwed to floor joists 16" on center. Install 5/8" tongue and groove plywood, glued and nailed 6" on center.

Trade: 20 Flooring

5972 CARPET (CUT PILE) & PAD--GREEN LABEL--GCI

18.00 SY

Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.

Location Total:

Location: 10 - 1/2 Bath

Approx. Wall SF: 144

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				

2304 SUBFLOOR-1/4" LAUAN

20.00 SF

Secure existing flooring to floor joists. Install 1/4" lauan, glued and nailed 6" on center using screw shank or cement coated nails.

Trade: 10 Carpentry

3821 TOWEL SET--3-PIECE NICKEL

1.00 EA

Install bath set comprised of a tub soap dish, 24" towel bar and toilet paper holder.

3832 BATH MIRROR

6.00 SF

Install mirror sized at the width of sink by 36" high. Use adhesive manufactured for this purpose and apply to sound

Address: 901 Englewood Road

Unit: Unit 01

Location: 10 - 1/2 Bath

Approx. Wall SF: 144

Ceiling/Floor SF: 18

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

backing.

Trade: 20 Flooring

5914 LUXURY VINYL PLANK FLOORING

20.00 SF

Install luxury vinyl plank flooring, Core tec Pro Plus per manufacturer's recommendations. Include metal edge strips at openings. OWNER'S CHOICE OF IN-STOCK COLORS.

REMOVE EXISTING FLOORING

REFER TO INSTALLATION GUIDE AS DESCRIBED IN LINK.
<https://www.homeflooringpros.com/stagger-vinyl-plank-flooring/>

Trade: 22 Plumbing

6903 PEDISTAL SINK/COMPLETE

1.00 EA

Install a pedistal or wall hung sink with a Moen faucet, braided stainless steel supply risers, shut-off valves and all required waste connectors to complete the installation. Inspect branch waste line and inform owner of condition.

7010 COMMODE--REPLACE--1.6 GPF--GCI

1.00 EA

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.

Trade: 1604 Plaster/Drywall

5226 GUT ROOM AND DRYWALL WALLS AND CEILINGS

170.00 SF

Gut plaster and lath from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.

Location Total: \$1,213.00

Location: 11 - Hall

Approx. Wall SF: 144

Ceiling/Floor SF: 16

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Flooring

5914 LUXURY VINYL PLANK FLOORING

18.00 SF

Install luxury vinyl plank flooring, Core tec Pro Plus per manufacturer's recommendations. Include metal edge strips at openings. OWNER'S CHOICE OF IN-STOCK COLORS.

Address: 901 Englewood Road

Unit: Unit 01

Location: 11 - Hall

Approx Wall SF: 144

Ceiling/Floor SF: 16

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Flooring				

REMOVE EXISTING FLOORING

REFER TO INSTALLATION GUIDE AS DESCRIBED IN LINK.
<https://www.homeflooringpros.com/stagger-vinyl-plank-flooring/>
 INCLUDE STEPS FROM KITCHEN

Location Total:

Location:	12 - Bedroom 1	Approx. Wall SF: 488	Ceiling/Floor SF: 210		
Spec #	Spec	Quantity	Units	Unit Price	Total Price

Trade: 20 Flooring

5972	CARPET (CUT PILE) & PAD--GREEN LABEL--GCI Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified. INCLUDE CLOSET	27.00	SY		
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Location Total: \$945.00

Location: 13 - Bedroom 2		Approx Wall SF: 352		Ceiling/Floor SF: 121	
Spec #	Spec	Quantity	Units	Unit Price	Total Price

Trade: 20 Flooring

5972	CARPET (CUT PILE) & PAD--GREEN LABEL--GCI Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified. INCLUDE CLOSET	18.00	SY		
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Location Total:

Location: 14 - Bedroom 3		Approx Wall SF: 420		Ceiling/Floor SF: 224	
Spec #	Spec	Quantity	Units	Unit Price	Total Price

Trade: 20 Flooring

5972	CARPET (CUT PILE) & PAD--GREEN LABEL--GCI Install FHA approved, Nylon/Olefin blend cut pile weave carpet.	34.00	SY		
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Address: 901 Englewood Road

Unit: Unit 01

Location: 14 - Bedroom 3

Approx. Wall SF: 420

Ceiling/Floor SF: 224

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Flooring				

Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.

Location Total:

Location: 15 - Hall

Approx. Wall SF: 272

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Flooring				

5972	CARPET (CUT PILE) & PAD--GREEN LABEL--GCI Install FHA approved, Nylon/Olefin blend cut pile weave carpet. Install over a matched 1/2" medium density rebond pad w/ a minimum of seams. Carpet and Pad must meet the Carpet and Rug Institute's Green Label certification. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips & mending tape to cover entire floor including closets. Use same carpet in all locations specified.	7.00	SY		
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Location Total: \$245.00

Location: 16 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 47

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

3821	TOWEL SET--3-PIECE NICKEL Install bath set comprised of a tub soap dish, 24" towel bar and toilet paper holder.	1.00	EA		
3828	MEDICINE CABINET Install a 24" X 36" cabinet with hinged plate glass mirror and two shelves.	1.00	AL		

Trade: 20 Flooring

5914	LUXURY VINYL PLANK FLOORING Install luxury vinyl plank flooring, Core tec Pro Plus per manufacturer's recommendations. Include metal edge strips at openings. OWNER'S CHOICE OF IN-STOCK COLORS.	50.00	SF		
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REMOVE EXISTING FLOORING

REFER TO INSTALLATION GUIDE AS DESCRIBED IN LINK.
<https://www.homeflooringpros.com/stagger-vinyl-plank-flooring/>

Trade: 22 Plumbing

Address: 901 Englewood Road

Unit: Unit 01

Location: 16 - Bathroom

Approx. Wall SF: 224

Ceiling/Floor SF: 47

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6897	VANITY-24" COMPLETE/TOP AND 1.5 GPM FAUCET Install a 24" vanity complete with cultured marble top, faucet (1.5 GPM), supply lines, shut-off valves and all required waste connectors to complete the installation. Replace branch waste line.	1.00	AL		
6958	BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI Install a 5', 4 piece, Sterling Advantage™, 60" x 30" x 72" Product #: 61030126 Tub/Shower - Complete Unit - http://www.sterlingplumbing.com/home.stri - fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - http://www.deltafaucet.com/ - & a shower head with a maximum 2.0 GPM flow rate.	1.00	EA		
7010	COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.	1.00	EA		

Trade: 23 Electric

7819	FAN/LIGHT FIXTURE-ENERGY STAR--2008 GCI Install an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 1 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (In Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134) or equipped with a humidistat sensor. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA		
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Trade: 1604 Plaster/Drywall

5226	GUT ROOM AND DRYWALL WALLS AND CEILINGS Gut plaster and lath from interior walls and ceiling. Install 1/2" drywall to areas listed below. Use paper less gypsum board in wet areas. Fir out studs to insure that window and door jambs are flush to the finish condition of the drywall. Tack, tape, plaster, and sand to a finished condition. Three coat process. Prime new work. Finish ceiling smooth.	274.00	SF		
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Location Total:

Address: 901 Englewood Road

Unit: Unit 01

Location: 17 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4938	ATTIC INSULATION - CELLULOSE--DENSE PACK--GCI After Air Sealing (Spec # 16-4903) Install blow in borax treated (no ammonium sulfate permitted) cellulose insulation dense-packed into closed floor cavities to a minimum density of 3.5 Lbs. per CF. Maintain ventilation routes from soffit and other vents with baffles. Replace all material removed or cut to gain access to match existing materials. NOTE: If access to attic is via a fixed staircase insulate stairs to attic, landing & interior stairwell walls as part of this item. FLOORED ATTIC AREA. INSULATION ALREADY EXISTING IN FLOORING. ADD INSULATION TO ACHIEVE R-22. INCLUDE STEPS AND COMMON WALLS.	600.00	SF		

Trade: 1603 Insulation

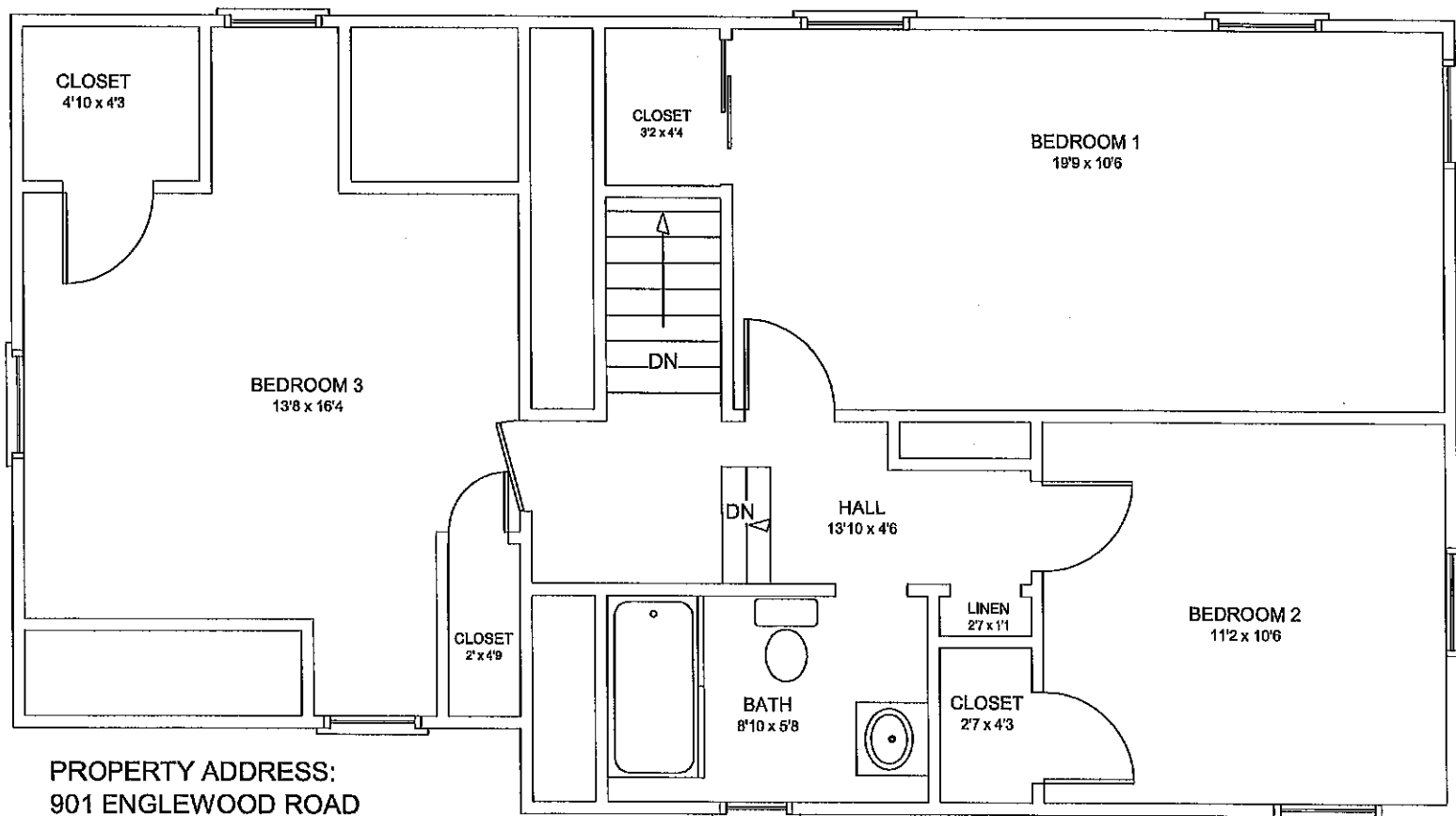
3421	INSULATE ATTIC DOOR Install ridged weatherstripping on existing attic door, install unfaced R-19 fiberglass to back of door and cover all fiberglass with "slitted" visqueen, then install door sweep. Install solid vinyl door sweep only.	1.00	EA		
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Location Total:

Unit Total for 901 Englewood Road, Unit Unit 01:

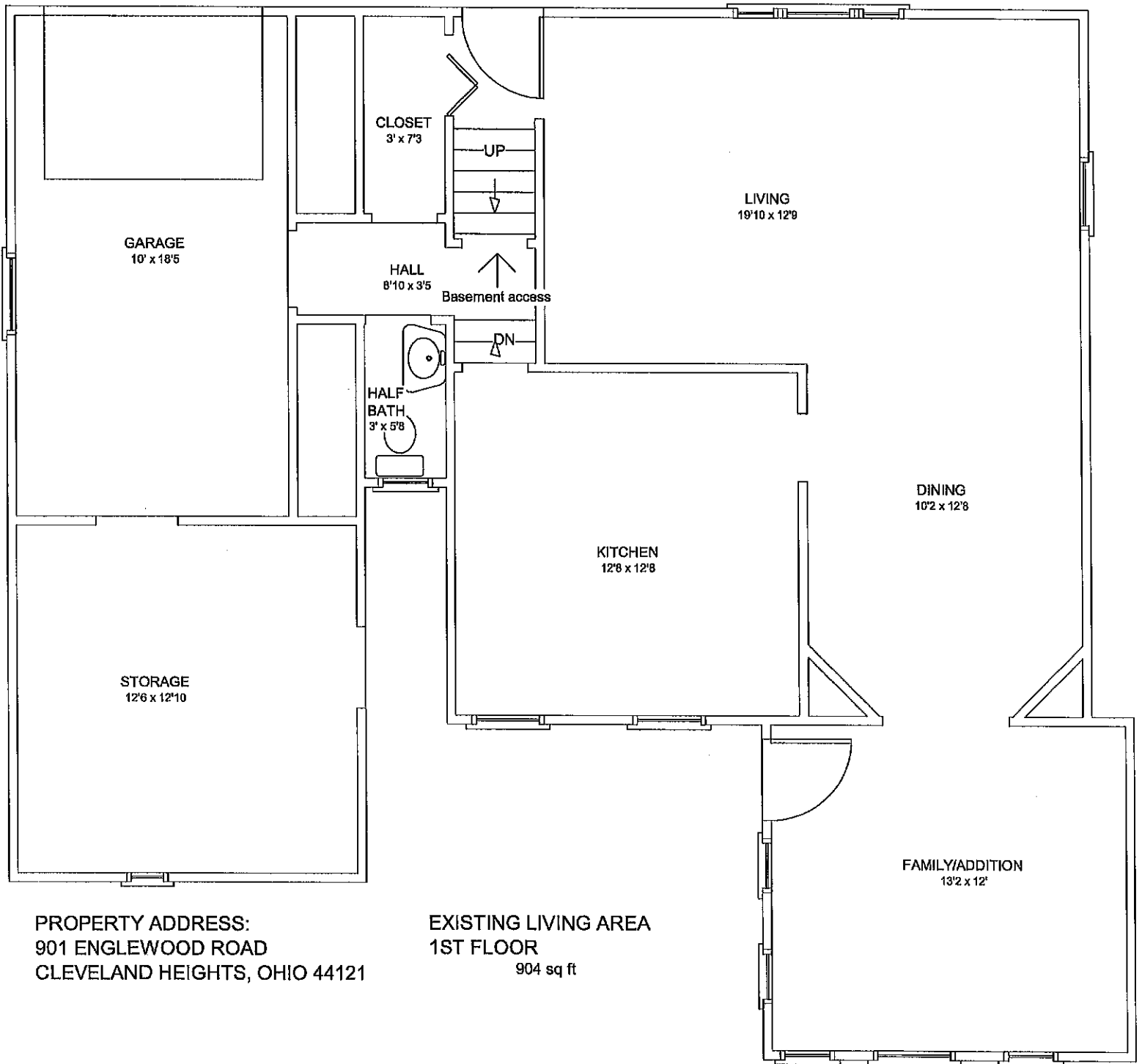
Address Grand Total for 901 Englewood Road:

Bidder: _____



PROPERTY ADDRESS:
901 ENGLEWOOD ROAD
CLEVELAND HEIGHTS, OHIO
44121

EXISTING LIVING AREA
2ND FLOOR
847 sq ft





HOUSING INSPECTION DEPARTMENT

POINT OF SALE CERTIFICATE OF INSPECTION

CASE 22-004981
PARCEL 68214040

TO: WADA, HADIZA I.
901 ENGLEWOOD RD

CLEVELAND, OH 44121

PROPERTY INSPECTED:

901 ENGLEWOOD RD

TYPE OF STRUCTURE:

1-FAMILY PLATTED LOT

TYPE OF INSPECTION:

Point of Sale Inspection

INSPECTION DATE: Aug 29, 2022

COMPLIANCE DUE DATE: Nov 29, 2022

Inspector: William Ellington

CERTIFICATE EXPIRES **Aug 29, 2023**; after this date, a new Point of Sale inspection is required before a transfer of property can take place. This Certificate of Inspection, however, will continue to be used as the City's instrument for determining code compliance, unless it is replaced by a new Point of Sale Inspection. Please note that Point of Sale reinspection notices are NOT to be used in lieu of the Certificate of Inspection.

STATEMENT OF PURPOSE

The City of Cleveland Heights has undertaken its Point of Sale inspection program for the benefit of the community as a whole. These inspections are not performed with the intention or purpose of benefiting or assisting any individual. In performing such Point of Sale inspections, and subsequent reinspections, the City is fulfilling its duty to the entire citizenry of Cleveland Heights to protect the health and safety of its citizens and to maintain property values by identifying code violations that create the potential of injury or which adversely affect the value of the property. These violations also provide for the minimum, ongoing maintenance of the property.

RELIANCE ON CERTIFICATE OF INSPECTION

In issuing the Certificate of Inspection, the City of Cleveland Heights does not ensure, warrant, or guarantee that the certificate contains all the violations of the Codified Ordinances of the City of Cleveland Heights. The City does not guarantee that all violations have been found nor does it warrant the repairs made pursuant to inspection. The Certificate shall be considered by all parties the City's best effort to make known the violations on the property at the time of the original inspection.

SCOPE OF INSPECTION

As noted above the Point of Sale Certificate of Inspection represents the City's best effort to make known the repairs necessary for a safe and well-maintained property. This inspection report does not represent that all violations have been found, or that when repairs are completed, a property is "violation-free".

- The inspection itself is primarily a visual check of a property's major systems - electrical, plumbing, heating, and general structural condition (walls, foundations, supports, etc.). Inspectors will physically check outlets with circuit testers, operate light switches, and will turn on plumbing fixtures to determine whether these items are operating properly.

- Items or areas that are hidden from view, for example, plumbing and wiring behind walls, above dropped ceilings, or in inaccessible crawl spaces are not inspected. Inspectors generally do not move furniture or possessions for inspection purposes nor do they disassemble fuse boxes, circuit breakers, furnaces, or other machinery or appliances.
- The inspection does not certify the operation of furnaces, air conditioners, or hot water tanks. Home appliances are not subject to inspection unless their condition represents a safety hazard.
- The inspection is not a guarantee that a roof does not leak or that a foundation is free from a water seepage problem. Where there is evidence of roof or foundation leakage problems - standing water in a basement, water on walls, active leaks in roofs or ceilings - a violation will be stated and repairs required.
- The inspection does not guarantee that a home is free from vermin infestation.
- The inspection generally will not address minor cosmetic defects involving painting, plastering, and wallpapering. It is expected that purchasers will decorate to taste.

Prospective purchasers are urged to carefully review the attached inspection report. The City, however, expects that your standards surpass the minimum health, safety, and maintenance codes established by the City of Cleveland Heights. If you have questions involving items beyond the scope of the inspection, please pursue them with either the seller or real estate agent.

USE OF CERTIFICATE OF INSPECTION, CHAPTER 1329, SECTION .05, POINT OF SALE ORDINANCE

(a) Title to any property in the City shall not be transferred unless an escrow account with an amount of money equal to at least one hundred twenty-five percent (125%) of the estimated cost of correction of all outstanding Class "A" violations has been established and approved in writing by the Building Commissioner. In lieu of the establishment of an escrow account hereunder, a purchaser may present proof of a commitment for a 203K or rehabilitation loan from a recognized lending institution in an amount adequate to correct all Class "A" violations as approved by the Building Commissioner.

(b) The signed Acknowledgment Form must be deposited in escrow and a copy provided to the Housing Inspection Department as a condition of transfer of title.

This is to advise you that you are in violation of the CODIFIED ORDINANCES of the City of Cleveland Heights, Ohio as indicated below.

FURTHER INSPECTIONS WILL BE MADE AS NOTED TO DETERMINE IF CORRECTIVE MEASURES HAVE BEEN TAKEN.

If the violation(s) have not been corrected by the date(s) indicated, appropriate legal action will be taken to force compliance.

PLEASE SEE INFORMATION SHEET TO LEARN MORE ABOUT INSPECTION PROCESS AND PROCEDURES.

If you want further information regarding this notice, please call 216-291-5900.

When permits are required as a result of code violations, all repairs must conform to applicable codes (National Electrical Code, Ohio Plumbing Code, Residential Code of Ohio).

FOR PERMIT INFORMATION CONTACT THE BUILDING DEPARTMENT AT 216-291-4900

INSPECTION INFORMATION SHEET

Q: WHAT DO I DO IF I HAVE A QUESTION ABOUT MY INSPECTION OR ABOUT A VIOLATION?

A: Should you have any questions about your inspection, contact the inspector whose name is at the bottom of the report by calling 291-5900. The best times to call are between 8:30 and 9:00 a.m., 1:00 to 1:15 p.m., or 4:30 to 5:00 p.m., Monday through Friday. If you wish, you may call at any time during the day and leave a message; the inspector will return your call. If your questions can not be answered over the phone, or you wish to meet with an inspector in person, you may call and schedule an advisory appointment. The advisory may take place at the property in question or in the inspector's office at Cleveland Heights City Hall.

Q: HOW DO I APPEAL VIOLATIONS?

A: If you wish to appeal a violation, contact the Chief Inspector at 216-291-4971. If the Chief Inspector is not available, leave your name, address, and telephone number and your call will be returned. Again, please call and schedule an appointment if you wish to meet in person at the property or in the Housing Inspection Office at Cleveland Heights City Hall.

Q: CAN I GET MORE TIME TO COMPLETE REPAIRS (Extensions)

A: The City of Cleveland Heights requires that repairs called for in housing inspection notices be completed within 90 days. While the City hopes that repairs are done as soon as possible, we recognize that it is not always possible for property owners to achieve code compliance in that amount of time, especially when major repairs are needed.

For example, a property owner may face the replacement of a garage, driveway, or roof. In other cases, an entire house or garage may need painting, or substantial plumbing or electrical work may be needed. Also, the weather may prevent some exterior repairs from going forward, or time may be needed to find a contractor. At the same time, the ability to finance repairs may be a factor.

In consideration of these circumstances, the City may grant property owners additional time to complete the repairs provided, however, that satisfactory progress has been made in addressing the violations.

The Housing Inspection Department monitors progress through reinspections which are conducted shortly after the compliance date. After this review, supervisory staff, in consultation with the inspector, will determine if and for what duration an extension will be granted. In considering your case, staff will take into account the condition of the property, number, and scope of repairs, weather conditions, and overall progress. The length of time granted for an extension may range from 30 to 180 days. The City will expect rapid compliance if a property is in extreme disrepair, has serious health or safety violations, or blights a neighborhood.

When the City confirms the correction of all identified violations, property owners will receive either a compliance document or a "Thank You" notice.

Property owners who are not making progress may be issued a summons to appear in Housing Court. It is the City's hope, however, that this option can be avoided. Therefore, if extenuating circumstances delay your repair efforts, please contact us so we can review your situation.

Individuals with financial difficulties are urged to consider the various housing repair and loan programs offered by the City's Housing Preservation office at 216-291-4877.

The Home Repair Resource Center is available to provide assistance with finding contractors, repair advice, on-site repair consultations, and many other homeowner services including financial assistance for qualifying applicants. Hands-on repair classes and clinics are also available. HRRC staff can be reached at 216-381-6100 or visit us on the web at WWW.HRRC-CH.ORG

If you have questions regarding the extension policy, please call the Housing Inspections Department at 216-291-5900.



HOUSING INSPECTION DEPARTMENT
CERTIFICATE OF INSPECTION

CASE 22-004981
PARCEL 68214040

PROPERTY INSPECTED:
901 ENGLEWOOD RD

TYPE OF STRUCTURE:
1-FAMILY PLATTED LOT

TYPE OF INSPECTION:
Point of Sale Inspection

INSPECTION DATE: Aug 29, 2022

Inspector: William Ellington

COMPLIANCE DUE DATE: Nov 29, 2022

***Note:**

- On violations in which a building permit is required, please make sure the permit is obtained before you start any work.
- This point of sale inspection is valid for title transfer until - Aug 29, 2023
- Please note: any violations remaining eighteen (18) months after the initial inspection will be subject to a \$50.00 reinspection fee for each reinspection until the property is in compliance. The date for this report is: Feb 29, 2024
- Allowable occupancy - 7

VIOLATIONS

Exterior

1. Unable to inspect - Please contact the office at 216-291-5900 to schedule an appointment - To be inspected at a later date. fully- rear yard and opposite drive side of house - overgrowth of vegetation
Section: note
2. Cut tall grass/weeds & properly maintain landscaped areas.. all landscaped areas of property- trim hedges, bushes and trees - entire property. Remove all dead leaves.
Section: 1351.29, 1775.10
3. Remove dead tree limb(s)/branches from:. at front and rear yards.
Section: 1351.29, 917.10
4. Remove non-useables from rear yard, to include. swings set, PVC and clay drain tiles.
Section: 1351.29, 1369.07
5. Trim tree branches to avoid contact with the roof and/or gutter. at opposite drive side and rear of house. Remove all trees/vegetation growing along the opposite drive side house wall and foundation.
Section: 1351.29, 1369.07
6. Utilities were off at the time of inspection. Electrical, plumbing, and heating systems to be inspected at a later date.
Section: note
7. Remove out-of-use electrical service equipment. and exterior wiring - including front yard lamp post and light fixtures or properly install facilities - Permit Required. Escrow \$1200
Section: 1351.20, 1369.09
8. Putty window(s) where compound is loose or missing. as needed.
Section: 1351.23, 1369.02
9. Replace deteriorated roof covering: Permit required. Escrow \$6250
Section: 1351.25, 1369.04
10. Replace damaged/deteriorated and/or missing gutter(s).
Section: 1351.25, 1369.04
11. Secure loose gutter(s).
Section: 1351.25, 1369.04

12. Replace damaged/deteriorated and/or missing downspout(s).

Section: 1351.25, 1369.04

13. Mortar seal downspout(s) to drain tile(s).

Section: 1351.25, 1369.04

14. Secure loose downspout(s).

Section: 1351.25, 1369.04

15. Clean out gutter(s).

Section: 1351.25, 1369.04

16. Remove excessive moss from the roof.

Section: 1351.25, 1369.04

17. Replace damaged/missing. corner molding

Section: 1351.26, 1369.05

Exterior - All Sides

18. Scrape and paint the entire house and trim. Escrow \$6000

Section: 1351.26, 1369.05

Exterior - Front

19. Properly remove. vegetation from driveway, service landing, steps, and porch foundation.

Section: 1351.23, 1369.02

20. Connect downspout(s) to public storm sewer. at right side of front door. Escrow \$1250

Section: 1351.25, 1369.04

21. Replace step/porch landing pad. Permit required for concrete pads only. Escrow \$2750

Section: 1351.26, 1369.05

22. Replace broken/cracked window pane(s). - 2nd. floor window above entrance door.

Section: 1351.26, 1369.05

23. Tuckpoint walls where the mortar is loose or missing. - no encasement. Repair hole in wall at right side of entrance door.

Section: 1351.26, 1369.05

24. Obtain a building permit and replace damaged/deteriorated public sidewalk block(s). #4,#9 counting right to left of driveway. Escrow \$700

Section: 1351.29, 1369.07

25. Obtain a building permit and replace damaged/deteriorated driveway block(s). near front service landing. Escrow \$500

Section: 1351.29, 1369.07

26. Repair concrete driveway block(s). as needed

Section: 1351.29, 1369.07

27. Replace damaged/deteriorated driveway apron. Replacement to be concrete - permit required. - left side section. Escrow \$750

Section: 1351.29, 1369.07

28. Repair damaged/cracked area(s) of driveway apron. at right side section

Section: 1351.29, 1369.07

29. Properly install antenna on the roof, or remove same from:. roof.

Section: 1351.29, 1369.07

30. Properly replace. missing section of entrance door frame - above door.

Section: 1351.23, 1369.02

Exterior - Opposite Drive Side

31. Properly maintain landscaped areas - leaves and yard waste must be placed in "Kraft" bags and placed on tree lawn for regular rubbish pickup.

Section: 1351.29, 1369.07

32. Clean out window well(s).

Section: 1351.29, 1369.07

Exterior - Drive Side

33. Properly repair, or replace damaged fence gate.

Section: 1351.23, 1369.02

34. Properly remove, all vegetation between service walk and garage foundation.

Section: 1351.23, 1369.02

*Kathy
Carm*

Exterior - Rear

35. Replace missing/damaged door, storm and entrance doors

Section: 1351.23, 1369.02

36. Replace and paint to conform, damaged/missing soffit board(s).

Section: 1351.25, 1369.04

37. Remove board(s) from window(s) and replace any broken window pane(s), and doors

Section: 1351.26, 1369.05

38. Scrape and paint, rear steps and entrance door threshold

Section: 1351.26, 1369.05

39. Replace damaged patio block(s) - permit required, and level same to slope away from garage foundation. Escrow \$1000

Section: 1351.29, 1369.07

40. Repair damaged area(s) of patio, and remove vegetation from same

Section: 1351.29, 1369.07

41. Level patio block(s).

Section: 1351.29, 1369.07

42. Secure supports/insulators for overhead electrical conductors, and trim rear yard tree limbs away from same

Section: 1351.20, 1369.09

43. Provide proper drip loop for overhead conductors.

Section: 1351.20, 1369.09

44. Properly secure electrical service mast.

Section: 1351.20, 1369.09

45. Replace deteriorated electrical service entrance conduit. Permit Required.

Section: 1351.20, 1369.09

Garage - Interior

46. Rewire entire garage: Permit required.

Section: 1351.20, 1369.09

47. Remove non-usable from, floor

Section: 1351.22, 1369.01

48. Replace missing/damaged door, (2) Escrow \$500

Section: 1351.23, 1369.02

49. Scrape and paint, walls

Section: 1351.26, 1369.05

50. Repair damaged area(s) of wall(s) in a workmanlike manner. Area to be finished and painted to match existing wall.

Section: 1351.27, 1369.06

51. Replace damaged/missing area(s) of ceiling in a workmanlike manner. Area to be finished and painted to match existing ceiling, - replace missing ceiling Escrow \$1000

Section: 1351.27, 1369.06

52. Make garage door(s) fully operable.

Section: 1351.30

Exterior - Yard

- 53. Raze deteriorated structure and properly dispose of all debris. Permit Required.. Shed at rear yard Escrow \$1200**
Section: 1351.26, 1369.05
- 54. Remove non-useables from rear yard, to include. deteriorated landscaped railroad ties, inoperable plumbing lines at rear yard, antenna and deteriorating landscape box at rear of house**
Section: 1351.29, 1369.07

All Floors - All Rooms

- 55. Make at least one window fully operable.**
Section: 1351.09, 1369.02
- 56. . Properly repair/replace damaged walls, ceilings, flooring, and baseboards as needed. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner. Clean and re-stain all hardwood floors.**
Section:
- 57. Properly install smoke detector. When dwelling unit becomes occupied, this violation will require immediate compliance.**
Section: 1351.211
- 58. Make smoke detector fully operable. When dwelling unit becomes occupied, this violation will require immediate compliance..**
Section: 1351.211
- 59. Properly install a CO detector outside of the sleeping area in the immediate vicinity of the bedrooms or within the bedroom where a fuel-burning appliance is located. Including one on every level where a fuel-burning appliance is located.**
Section: 1103.09
- 60. Remove non-usable from:. entire house**
Section: 1351.22, 1369.01
- 61. Properly clean/disinfect and maintain in a sanitary condition.**
Section: 1351.22, 1369.01
- 62. Remove animal waste and properly clean/disinfect. Properly maintain premises free of same..**
Section: 1351.22, 1369.01
- 63. Repair/replace door to properly close.**
Section: 1351.23, 1369.02
- 64. Repair door to properly close and latch.**
Section: 1351.23, 1369.02
- 65. Replace missing door knob(s).**
Section: 1351.23, 1369.02
- 66. Replace missing/damaged door.**
Section: 1351.23, 1369.02
- 67. Scrape and paint. all flaking walls, ceilings and floors as needed. Escrow \$6000**
Section: 1351.26, 1369.05
- 68. . Properly install/repair as needed: plumbing, electrical wiring and fixtures as needed.**
Section:

Basement - Utility Room

- 69. Restore running water to plumbing fixtures from City water supply system..**
Section: 1351.13, 1369.08
- 70. Restore running water to shower or remove and properly cap all water supply and drain lines.**
Section: 1351.13, 1369.08
- 71. Replace damaged/missing floor drain grate. as needed**
Section: 1351.13, 1369.08
- 72. Properly install hot water tank: Permit required. and remove existing hot water tank Escrow \$1000**
Section: 1351.13, 1369.08

73. Obtain plumbing permit for all new plumbing installations.
Section: 1351.13, 1369.08
74. Properly install approved heating facilities - permit required. Escrow \$4500
Section: 1351.15, 1369.10
75. Discontinue use of fireplace. Provide written inspection report by certified chimney expert documenting condition of combustion chamber, flue liners, and hearth..
Section: 1351.17
76. Properly install main distribution panel for electrical service - permit required.. Escrow \$1200
Section: 1351.20, 1369.09
77. Install a minimum of 100 amp electrical service - permit required..
Section: 1351.20, 1369.09
78. Properly install an approved light fixture in electrical panel area..
Section: 1351.20, 1369.09
79. Rewire entire basement: Permit required. Escrow \$1000
Section: 1351.20, 1369.09
80. Properly replace laundry tub
Section: 1351.23, 1369.02
81. Tuck point foundation where mortar is loose or missing. Mortar color should match as closely as possible. Compliance will not be granted if mortar is placed on brick facing..
Section: 1351.24, 1369.03

Basement - Rec Room

82. Properly replace rusted ceiling duct vent covers
Section: 1351.23, 1369.02

Stairway to 1st Floor

83. Properly replace step tread covers and paint steps
Section: 1351.23, 1369.02
84. Properly install handrail.
Section: 1351.23, 1369.02

1st Floor - Kitchen

85. Replace missing cover to ceiling light fixtures
Section: 1351.20, 1369.09
86. Replace receptacle(s) with properly installed GFCI.
Section: 1351.20, 1369.09

1st Floor - Half Bathroom

87. Make toilet fully operable.
Section: 1351.13, 1369.08
88. Make sink fully operable and replace medicine cabinet above sink.
Section: 1351.13, 1369.08

1st Floor - Sunroom/Porch

89. Properly repair gas space heater or properly remove and cap gas line.
Section: 1351.23, 1369.02

Stairway to 2nd Floor

90. Properly clean/disinfect and maintain in a sanitary condition. Clean- stain steps and handrail
Section: 1351.22, 1369.01

2nd Floor - Bathroom

91. Make toilet fully operable.

Section: 1351.13, 1369.08

92. Properly repair. Make sink operable

Section: 1351.23, 1369.02

Stairway to Attic

93. Remove non-usable from:. attic- debris

Section: 1351.22, 1369.01

94. Properly install handrail.

Section: 1351.23, 1369.02

95. Properly remove. duct tape from opposite drive side wall above window and repair wall as needed.

Section: 1351.23, 1369.02

TOTAL ESCROW AMOUNT REQUIRED: \$ 36,800.00

Section 1329.051 prohibits the transfer of titled to property in the City unless an escrow account is established in an amount equal to at least 125% of the estimated cost of correction of all Class "A" violations. Cost estimates are provided on this certificate for the sole purpose of determining the amount of the required escrow account. Your actual costs of repair may vary substantially depending on the size, age and condition of the house, the method of construction, and other such factors. The City recommends that the party who is to make repairs obtain cost estimates from licensed professionals prior to entering into a purchase agreement.

