



# Bid On Repairs

**Consultant's File No.**

J. Johnson

**Contractor:** Compass Construction LLC

4438 Tennyson Street, Denver, CO 80212  
(720) 339-7213

**Email:** nathan@compassconstruction.net

**Contractor's License NO. :** \_\_\_\_\_

**Owner:** Jane Johnson

**Property** 7802 Any St.

**Address:** Any Town, US. 55555

**Consultant**

Larry D. Madison

## 1. Masonry

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

**This Portion Of The Work Will Be Done By**

Owner  Contractor  Subcontractor

**Contractor/Subcontractor Doing Work**

\_\_\_\_\_

Permit Required

**Detail of Repairs**

## 2. Siding

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

**This Portion Of The Work Will Be Done By**

Owner  Contractor  Subcontractor

**Contractor/Subcontractor Doing Work**

\_\_\_\_\_

Permit Required

**Detail of Repairs**

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

### 3. Gutters/Downspout

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

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**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 4. Roof

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

Paint metal roof with exterior roof coating  
fiberglass asphalt type

### 6. Exteriors

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

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**Detail of Repairs**

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

### 7. Walks

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

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**Detail of Repairs**

Walks will have a broom texture finish.

### 9. Painting (Ext.)

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

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**Detail of Repairs**

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

### 10. Caulking

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

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**Detail of Repairs**

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

### 11. Fencing

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

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**Detail of Repairs**

Repair & Paint fencing.

### 12. Grading/Landscapin

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

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**Detail of Repairs**

Cut shrubs & Trees back off the house.

### 13. Windows

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

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Permit Required

**Detail of Repairs**

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

**15. Doors (Ext.)**

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

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**Detail of Repairs**

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

**16. Doors (Int.)**

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

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**Detail of Repairs**

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

**17. Partition Wall**

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

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**Detail of Repairs**

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

**18. Plaster/Drywall**

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

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**Detail of Repairs**

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

**19. Decorating**

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

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**Detail of Repairs**

Paint all walls & ceiling to homeowners requests.

**22. Closets**

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

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**Detail of Repairs**

Repair all existing closet areas

**23. Wood Floors**

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

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Permit Required

**Detail of Repairs**

Sand and refinish floors

**24. Finished Floors**

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

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Permit Required

**Detail of Repairs**

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

## 26. Bath Accessories

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

**This Portion Of The Work Will Be Done By**

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Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

## 27. Plumbing

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

## 28. Electrical

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

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Permit Required

**Detail of Repairs**

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

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

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

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

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

## 29. Heating

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 31. Cabinetry

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

**This Portion Of The Work Will Be Done By**

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Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

### 32. Appliances

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

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Permit Required

**Detail of Repairs**

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

### 34. Cleanup

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

**35. Miscellaneous**

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

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**Detail of Repairs**

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

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

**Consultant's General Comments**

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

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

**SIGNATURES & BID TOTAL**

**Bid Total:** \_\_\_\_\_

**Contractor:** Compass Construction LLC

**Bid Submitter:** \_\_\_\_\_ **Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Contractor's License No. :** \_\_\_\_\_

**Bid Acceptance**

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

**Signed:** \_\_\_\_\_ **Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print:** \_\_\_\_\_ **Print:** \_\_\_\_\_



# Bid On Repairs

**Consultant's File No.**

J.Johnson

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

**Email:** \_\_\_\_\_

**Contractor's License NO. :** \_\_\_\_\_

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

**Consultant**  
 Larry D. Madison

## 1. Masonry

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

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**Detail of Repairs**

## 2. Siding

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

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### 3. Gutters/Downspout

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

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Installation will include outside corners and downspouts.  
Slope will be 1/4 inch for every 25 ft of gutter.

### 4. Roof

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**Detail of Repairs**

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

Paint metal roof with exterior roof coating  
fiberglass asphalt type

### 6. Exteriors

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

**7. Walks**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Walks will have a broom texture finish.

**9. Painting (Ext.)**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

**10. Caulking**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 11. Fencing

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Repair & Paint fencing.

### 12. Grading/Landscapin

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Cut shrubs & Trees back off the house.

### 13. Windows

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 15. Doors (Ext.)

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 16. Doors (Int.)

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 17. Partition Wall

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 18. Plaster/Drywall

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 19. Decorating

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Paint all walls & ceiling to homeowners requests.

**22. Closets**

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

**This Portion Of The Work Will Be Done By**

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Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Repair all existing closet areas

**23. Wood Floors**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

Sand and refinish floors

**24. Finished Floors**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

## 26. Bath Accessories

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

## 27. Plumbing

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

## 28. Electrical

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

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

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

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

## 29. Heating

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

### 31. Cabinetry

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

### 32. Appliances

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner    Contractor    Subcontractor

Permit Required

**Detail of Repairs**

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

### 34. Cleanup

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

**35. Miscellaneous**

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

**This Portion Of The Work Will Be Done By**

**Contractor/Subcontractor Doing Work**

Owner  Contractor  Subcontractor

Permit Required

**Detail of Repairs**

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

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

**Consultant's General Comments**

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

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

**SIGNATURES & BID TOTAL**

**Bid Total:** \_\_\_\_\_

**Contractor:** Williams Builders C.M.

**Bid Submitter:** \_\_\_\_\_ **Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Contractor's License No. :** \_\_\_\_\_

**Bid Acceptance**

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

**Signed:** \_\_\_\_\_ **Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print:** \_\_\_\_\_ **Print:** \_\_\_\_\_