

Elaine Johnson
422 E. Washington St.
Napoleon, Ohio

Unit# 12

City of Napoleon Rehabilitation Specifications

422 E Washington

phone (419)592 - 0527

1. Roofing: Remove all of the existing shingle roof covering of the main roofs and porch roof, down to the decking. Secure 7/16" OSB to roof deck. Affix 15# felt to roof sheathing and secure aluminum drip edge to roof perimeter. Install, per manufacturer's instruction, minimum 240# test weight, Class A fire rated, 30 year warranty fiberglass dimensional roof shingles. Properly flash all roof outlets. Install a minimum of FIVE (5) roof vents. Homeowner to select shingle color.
Note: Roofing contractor to coordinate re-roofing with furnace technician.

\$2000.00 BU

2. Roofing: Properly affix 1/2" black insulation/backer board to rear low pitched areas and parapet walls and glue down EPDM rubber roof membrane. Secure aluminum drip edge to roof perimeter and cover with glued EPDM materials and properly cap parapet walls. Flash all roof outlets with EPDM materials.

\$2500.00 BU

3. Insulation: Cut out ceiling covering in the north 2nd floor room, near the closet, and properly frame a 22" X 30" attic access, complete with pre-painted trim and cover. Blow additional cellulose insulation in the TWO (2) attic areas to achieve a minimum R-38. Install insulation in the east walls of the upper rooms to achieve R-19 rating.
NOTE: Contractor must install blocking at eaves and around heat producing devices (i.e. can lights) and flag all electrical junctions.

\$1450.00 BU

4. Miscellaneous (exterior): Secure white pre-formed aluminum coil stock materials over the exposed wooden fascia at the south gable and west eave. Secure elbows to the n-east and n-west downspouts and place concrete splash blocks under all downspouts. Upon completion of plumbing vent extension, cover the stack with pre-formed aluminum coil stock materials. Replace the rotting floor boards, located at the east and s-west areas of front porch with like materials to match existing. Properly prepare and re-paint the entire front porch floor with exterior enamel paint. Homeowner to select color.

\$1955.00 BU

5. Exterior doors: Replace both the front and rear entry doors with Stanley, Thermo-Tru, or equal quality pre-hung insulated steel doors with light. Doors must be factory painted or contractor applied (TWO coats minimum). Homeowner to select door style and color from contractor options. Contractor must repair all damage incurred from door replacement. Install Kwikset-Belaire Series or equal quality lockset with dead-bolt locks. Locks must be keyed alike.

Permit \$1735.00

422 E. Washington

~~#800.00~~

6. Heating: Install a 90%+ efficient natural gas fired/ sealed combustion/ forced air furnace system, in the existing furnace location area, properly sized by a licensed furnace contractor or supplier. Properly vent new furnace through the roof. Install new return air and warm air duct work and registers to all rooms throughout the home. New furnace must be installed in accordance with manufacturer's recommendations and professional installation standards. Supply housing inspector with sizing chart and duct work lay out before heating work is to begin.
 Install new 3/4" gas supply lines from the main to all gas appliances.

NOTE: All heating work to conform to The Ohio Plumbing Code and CABO One and Two Family Dwelling Code. Heating contractor is responsible for repairing all areas damaged by furnace installations. All repairs to match existing surfaces.

ME-5.00
~~#2800.00~~

7. Electrical: Replace all of the existing switches and receptacles with U.L listed, NEC approved devices.

Panel - Install a 100 amp/ 12 space sub-panel. Properly wire, bond, ground, and label the panel. Locate in n-west bed, near the existing panel.

Install proper amperage electrical breakers and "romex" -type electrical wire (with ground) to supply dedicated circuits to all motorized electrical devices (i.e refrigerator, disposal, clothes washer, etc.) and any/all additional circuits required to satisfy spec. items.

Label all of the circuits in both existing and new electrical panel.

Diningroom - Install TWO (2) additional wall receptacles. Locate at each the south wall (west of kitchen entry) and west wall.

Kitchen - Omit the existing wall switch on the east counter wall.

GFCI protect the TWO (2) existing counter receptacles.

Install THREE (3) additional gfcI protected counter receptacles. Locate ONE (1) at each of the following locations... south counter (west of existing receptacle), east counter (north of sink), and east counter (south of existing receptacle).

Install electrical feed and vented range hood above the stove, properly vented to homes exterior.

Livingroom - Install ONE (1) additional wall receptacle. Locate on the east wall (south of hall entry).

Mechanical closet - Install a wall switched enclosed flourescent light fixture.
 Remove electrical feed to the receptacle.

Bathroom - Disable and remove the electrical feed and light bar on the east wall.

Bedroom #3 (south) - Install THREE (3) additional wall receptacles. Locate at each the south, east, and west walls.

Install a wall switch (located west of door opening in bedroom) to control the ceiling light.

Bedroom #4 (2nd floor /south) - Install TWO (2) additional wall receptacles. Locate at each the north wall (east of entry door) and west wall.

~~#15.00~~

ADDENDUMS

Unit# 12 / Elaine Johnson
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Napoleon, Ohio 43545

ADD

10. Windows: Replace the south, first floor bedroom (bed #3) window with white vinyl, double-hung replacement windows (Certaineed, Seaway, Great Lakes, or equal quality) to all of the windows throughout the structure.

NOTE: All window weight ropes/cables, pulleys and weights must be removed and weight pockets must be insulated. The interior and exterior perimeters must be properly caulked with window/door caulk.

Replace the closer mechanism to the windows on the west wall of bedroom #2, livingroom window on the south wall (west window), and livingroom west wall (north window).

\$ 300.00

Bu

9. Interior carpentry:

ADD ...

~~Install the homeowner supplied closet doors to each of the first floor bedroom closets.~~

~~\$ 100.00~~

422 E. Washington

Bedroom #5 (2nd floor/north) - Install TWO (2) additional wall receptacles. Locate at each the south wall (east of entry door) and west wall (south of window).
Replace the closet light with a wall switched enclosed fluorescent light fixture.

Smoke detectors - Smoke detectors - Install EIGHT (8) U.L approved hardwired smoke detectors, wired in series. Locate at each the livingroom, bedroom #1/2/3/4 and 5, hall outside bed #2 & #3, and stairway.

CO detector - Install a U.L approved hardwired CO detector in the clothes washer/dryer area.

Exterior - GFCI protect the rear exterior receptacle.

NOTE: All electrical work must conform to NEC and be performed by qualified technician(s).

EL - 15.00
\$740.00

8. Plumbing:

Water heater - Install a new 40 gallon natural gas fired water heater, set on approved drip pan. Connect all of the existing water supply lines, gas supply line, and flue to the new water heater. Install a new Class-B flue and properly direct flue gases to homes' exterior. Direct the temperature/pressure relief through the floor with a 3/4" copper pipe.

Kitchen - Replace the kitchen drain trap with a "p" trap.

Bathroom - Install TWO (2) Moen, Delta, Peerless, or equal faucets at each of the vanity sinks.

Exterior - Replace the exterior sill cock (located at east/rear of home) with a frost-proof spigot with vacuum break.

Increase the plumbing vent (located at east/rear of home) to 3" and extend above the roof line.

Installation of DWV and supply lines must be performed by qualified plumbing technician(s) and in accordance with O.P.C.

PL 9.00
\$1700.00

9. Interior carpentry:

Bathroom - Install a new 5-piece tub/shower wall surround, per manufacturers' instruction.

Repair the sub-floor materials around the water closet with similar materials.

Secure 1/4" plywood to the entire floor area. Install, in a professional manner, sheet vinyl floor covering, cost not to exceed \$20.00 per sq.yd., including installation. Install 4" vinyl base trim to perimeter of floor. Homeowner to select color/pattern of floor covering.

Bedroom #4 (2nd floor/south) - Install a pre-hung/pre-finished birch interior door, complete with privacy passage door knob.

\$745.00 BU

TOTAL PROJECT BID \$21,750.00

total -
BU \$205.00
Permit # 1735

Unit# 12/ Elaine Johnson
422 E. Washington St.

4. Miscellaneous (exterior):

ADD... Replace the band boards on the front porch.

7. Electrical:

ADD... Remove the exterior wire feed attached to the north (rear) of the home.

9. Interior carpentry:

ADD... Re-size and install the homeowner supplied closet doors to the bedroom closets.

Omit... Bedroom #4 (2nd floor/south) privacy door.

ADD.. 10. Windows: Replace the south, first floor bedroom (#3) window with white vinyl double hung replacement windows (Certainteed, Seaway, Great Lakes, or equal quality). Replace the window closer mechanisms at the following locations... bedroom #1, bedroom #2, livingroom (south wall / west window), and livingroom (west wall / north window). Total of SIX (6) mechanisms.

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Bedroom #5 (2nd floor/north) - Install TWO (2) additional wall receptacles. Locate at each the south wall (east of entry door) and west wall (south of window).
Replace the closet light with a wall switched enclosed fluorescent light fixture.

Smoke detectors - Smoke detectors - Install EIGHT (8) U.L. approved hardwired smoke detectors, wired in series. Locate at each the livingroom, bedroom #1/2/3/4 and 5, hall outside bed #2 & #3, and stairway.

CO detector - Install a U.L. approved hardwired CO detector in the clothes washer/dryer area.

Exterior - GFCI protect the rear exterior receptacle.

NOTE: All electrical work must conform to NEC and be performed by qualified technician(s).

8. Plumbing:



Water heater - Install a new 40 gallon natural gas fired water heater, set on approved drip pan. Connect all of the existing water supply lines, gas supply line, and flue to the new water heater. Install a new Class-B flue and properly direct flue gases to homes' exterior. Direct the temperature/pressure relief through the floor with a 3/4" copper pipe.

Kitchen - Replace the kitchen drain trap with a "p" trap.

Bathroom - Install TWO (2) Moen, Delta, Peerless, or equal faucets at each of the vanity sinks.

Exterior - Replace the exterior sill cock (located at east/rear of home) with a frost-proof spigot with vacuum break.

Increase the plumbing vent (located at east/rear of home) to 3" and extend above the roof line.

Installation of DWV and supply lines must be performed by qualified plumbing technician(s) and in accordance with O.P.C.

9. Interior carpentry:

Bathroom - Install a new 5-piece tub/shower wall surround, per manufacturers' instruction. Repair the sub-floor materials around the water closet with similar materials.

Secure 1/4" plywood to the entire floor area. Install, in a professional manner, sheet vinyl floor covering, cost not to exceed \$20.00 per sq.yd., including installation. Install 4" vinyl base trim to perimeter of floor. **Homeowner to select color/pattern of floor covering.**

~~**Bedroom #4 (2nd floor/south)** - Install a pre-hung/pre-finished birch interior door, complete with privacy passage door knob.~~

11650

TOTAL PROJECT BID _____