

LincUp 526 Gilbert Street SE Grand Rapids, Michigan 49507					NEW CONSTRUCTION WORK SPECIFICATIONS	
					<u>Two-Story with Full Basement</u>	
					Date: March 28, 2024	
Line #	Division	Trade	Component	Location	Specification	Cost
1	Site preparation	Surveyor	Survey and Staking		Owner to provide a prepared a site plan showing the proposed house, building envelope, property lines, etc. Staking of the proposed house corners with wood stakes. Staking of two reference point offset irons (up to four offsets if requested). Boundary corners staked with permanent markers & wood stakes. Scaled survey map with above items sealed by a Professional Surveyor.	By Owner
2		Contractor	Temp Power		Provide materials & labor to install temporary power per Consumers Power Req. Location per project manager placement.	
3			Sewer / Water Lines (if existing)	Front of lot	Contact municipality to scope sewer lateral to main and to determine if existing water line is lead.	
TOTAL					Site preparation	\$
4	Excavation	Excavator			Contractor to contact Miss Dig before excavation.	
5		Excavator	Erosion Control		Provide labor and material to establish erosion controls in accordance with the governing municipality, controlling the path and velocity of runoff with silt fencing or equivalent.	
6		Excavator	Strip/ Stockpile	Developed Areas	Provide labor, material and equipment to strip and stockpile topsoil from developed areas to 4" below level of City sidewalk. See site plan.	
7		Excavator	Dig	Foundation	Provide labor, material and equipment to excavate foundation 4ft over in all directions. NOTE: Project includes zero step entry at rear porch. Coordinate height of fdtn. with contractor prior to dig.	
8		Excavator	Haul out/ Haul Back		Provide labor to stockpile dirt from excavation for backfill and haul away excess or what can not stay on site due to space issues. Haul back excavated soil as needed for backfill.	
9		Excavator / or Underground	Sewer/Water Trench Box		Provide labor and equipment (trench box) for water and sewer, as required.	
10		Excavator / or Underground	Water connection		Provide or subcontract all labor, material, equipment and permits to connect and install new water line into the building from the stop box within 2' of top of slab. To include drilling the concrete Superior Wall system if sewer line is too high to come under the footing.	
11		Excavator / or Underground	Sewer connection		Provide or subcontract all labor, material, equipment and permits to install sewer connection and extension into the building from sewer lateral at the lot line.	
12		Excavator	Sub grade excavation		Provide labor, material and equipment to excavate drive, walks, porches to prepare sub grade. See site plan for layout.	
13		Excavator	Haul in		Provide material and labor to haul in and place sand for sub grade for porches and walks. Sub grade to be 12" of sand. See site plan for layouts.	
14		Excavator	Backfill		Provide materials & labor and equipment to backfill foundation, in accordance with Superior Wall guidelines. Backfill must be compacted with soil, establishing drainage away from foundation in all directions $\geq 6"$ in 10' where the lot allows.	
15		Excavator	Final Grade		Provide materials & labor and equipment to final grade all disturbed areas establishing positive drainage in accordance with site plan using topsoil on site, upon completion of cement flatwork. Final grade must be 6" below top of wall and $\geq 6"$ in 10' where the lot allows and ready to rake out for seeding.	
TOTAL					Excavation	\$
16	Foundation	Concrete Contractor	Foundation Wall	Pit	Provide labor, material, and equipment to install Superior Wall Foundation Xi system at full basement & Superior Wall Ul system at porches per manufacturers specifications at locations as shown on plans. NOTE: Superior Wall to include reinforced header at stairwell opening in foundation.	
17		Concrete Contractor	Drain Tile	Foundation Perimeter	Provide labor, material and equipment to install continuous 4" perforated socked drain tile around perimeter of foundation and tie into sealed sump crock.	
18		Concrete Contractor	Sump Crock	Pit	Provide labor, material and equipment to install sealed sump crock per foundation plan. Connect crock to drain tile.	
19				Foundation Wall	Provide material and labor to install 1 egress window per schedule and install as per manufacturers installation instructions.	
TOTAL					Foundation	\$
20	Concrete Flat Work	Concrete Contractor	Permit		Concrete Contractor to provide all applicable permits i.e. side walk. All work performed to industry standards, in compliance with all state & local codes	

21		Concrete Contractor	Basement slab		Provide labor, material and equipment to install basement floor 4" thick over 6 mil poly with 12" overlap on all joints & 2" XPS ground contact rigid foam under full slab. Note: Poly taped seams and sealed edges to the foundation.
22		Concrete Contractor	Driveway with approach at alley		Provide labor, material and equipment to install a 10'-0" wide X 35'-0" long concrete driveway from alley with approach. See site plan. Work to include permit for approach off alley as required.
23		Concrete Contractor	Front Porch	Steps & Slab	Provide materials & labor to pour 4" thickened slab concrete porch and stairs as shown on drawings. Slope min. of 1/8" per foot away from house.
		Concrete Contractor	Footings pour with slab	For basement support wall	Provide labor, material and equipment to pour 6"x8" continuous footings. See plan for location.
24		Concrete Contractor	Landing	Side C	Provide materials & labor to pour 4" thickened slab at rear entry door as shown on plans. Slope min. of 1/8" per foot away from house.
25		Concrete Contractor	City side walk	Side A	Option: If needed, provide labor, material and equipment replace up to four sections of existing sidewalk. Remove concrete from site. To include sidewalk permit if necessary.
26		Concrete Contractor	Private walkways		Provide labor, material and equipment to form and pour private walkways as needed. See site plan for detail.
27		Concrete Contractor	Walkway/Ramp for zero step	Side A	Provide labor, material and equipment to form and pour a 42" wide walk/ramp from parking pad or driveway to the rear entry with a slope no greater than 1" rise in 12' of run. See site plan for location.
TOTAL					Concrete Flat Work \$
28	Rough Carpentry		Sill Plate		Provide materials & labor to install treated (ACQ) sill plates, sealed and caulked to wall in accordance with Superior Wall installation guidelines.
29			Bearing Walls		Provide materials & labor to install 2x6 @ 16" o.c. bearing walls, with treated bottom plate.
30			Floor System		Provide materials & labor to install floor system & stair, per layout and specs from lumber supplier. See plans for details.
31			Subfloor	First & Second Floor	Provide materials & labor to install 3/4" OSB T & G subfloor, nailed with ring shanks and glued.
32			Exterior walls		Provide materials & labor to install 2x6" SPF or equal studs 16" O.C. Doubled top plate. Caulk & seal all wood to wood connections as detailed in Drawings. Air-sealing must meet or exceed code of 3 ACH/50.
33			Blocking	Sides A,B,C,D	Provide materials & labor to install blocking in kitchens, bath, linens, and pantries at cabinet and shelving locations. Includes blocking in main floor bath at tub and toilet locations for future grab bars if needed. Also needed to be installed for extra support in areas of handrail brackets in interior stairways.
34			Headers		Provide materials & labor to install all headers, sized for load. See drawings for sizes.
35			Interior walls		Provide labor to install interior walls 2x4" OR 2"x6" SPF or equal studs. Spacing as shown on plan. Doubled top plates all other using Advanced Framing Techniques (AFT).
36			Porch beams		Provide materials & labor to install porch beams as shown on plan. Need width of beams to accommodate porch posts as designated.
37			Roof Rafter/trusses and roof sheathing		Provide materials & labor to install rafters or engineered trusses and brace according to manufacturers specifications. Manufacturer is responsible for engineering and compliance with all governing codes. Raised energy heels (12") to accommodate R42 over the plate. Provide materials & labor to install 1/2" OSB roof sheathing on roof. All MIOSHA Fall Protection Standards to be followed in roofing/sheathing applications. Provide materials & install 1/2" OSB with plywood clips on front porch roofs per plan.
38			Attic Access		Provide materials & labor to install attic access box in accordance with Drawings. Location to be confirmed by Project Manager.
39			Wall Sheathing	Sides A,B,C,D	Provide materials & labor to install continuous 7/16th OSB. Bracing placement per Michigan Residential Code.
40			House wrap	Sides A,B,C,D	Provide materials & labor to install provided house wrap in accordance with manufactures guide lines taping all seams.
41			Air Sealing	Sides A,B,C,D	Provide materials & labor to install caulk in all cracks and penetrations throughout the house including foundation joints. To caulk all wood to wood penetrations on exterior walls.
TOTAL					Rough Carpentry \$
42	Windows		Windows	Sides A,B,C,D	Provide materials & labor to install windows per window schedule , number, style, and size per plan and schedule. Windows to meet Energy Star v.4 guidelines of thermal pane having a U value .25, SHGC 0.18. All windows to have integrated J channel. Windows to have screens. Supplier responsible for determining tempered and egress requirements.
43			Window Installation for house	Sides A,B,C,D	Provide materials & labor to install all windows in accordance with the manufactures installation guidelines. All windows to be caulked and sealed for air-tightness. Installation to include flashing installed in accordance with manufacturer guidelines.
TOTAL					Windows \$

44	Exterior Doors	Door Supplier	Exterior Doors		Provide & install (2) new Energy Star 3'-0" x 6'-8" door locations as shown on plans on Side A & C. Doors to have half-lites at front porch and rear entry. Door to be 1-3/4" fiberglass door (prepped for deadbolt installation), profile to be approved by Owner; include temporary, keyed lockset, Trim Carpenter to install final lockset. Install weather-stripping and 1x4 exterior trims installed on the sides and top of the door. Caulk flange and adjust sweep to operate properly. Provide and install storm door with screens on <u>Side C door only</u> . Owner to approve style and color. Flash doors in accordance to manufacturer guidelines. NOTE: Provide and install Zero Step Entry at front door on Side C. Note: Install locksets to be operational, but will only be temporary; new ones will be installed at completion of the home. All door hardware to be satin nickel finish. Storm door to be installed after painting of the door jams and doors by the painting contractor.	
TOTAL					Exterior Doors	\$
45	Roofing Contractor		Roof Materials		Provide & install 30 yr. CertainTeed Landmark dimensional shingles, synthetic underlayment, 1 1/2" Drip. Ice and Water for eaves and valleys. Ridge vent & Ridge vent. Starter for first course of shingles. Ridge caps. See plan for quantity. Provide and install boot for vent at radon system outlet. Coordinate location with Plumbing Contractor. Provide & install kick out flashing in all locations as required by code.	
46		Roofing Contractor	Roofing	Sides A,B,C,D	Provide labor to install synthetic underlayment over entire roof. Install Ice and water protection at the eaves extending 3' beyond the building line. Install Ice and Water protection in all valleys. One cut valley. Install 30 year Shingles per manufactures installation guidelines. Install 1-1/2" Aluminum drip edge. Install continuous ridge vent for ventilation at the peak. All MIOSHA Fall Protection Standards to be followed in roofing applications.	
TOTAL					Roofing Contractor	\$
47	Gutters	Gutter contractor	Gutters	Sides A,B,C,D	Provide labor and material to install "K" style aluminum seamless gutters and downspouts with splash pads at all downspouts. Gutters to extend 5' from the foundation (Spec is 0.027 seamless aluminum). Provide plan for layout prior to being selected. See Owner for color.	
TOTAL					Gutters	\$
48	Siding	Siding Supplier	Siding Material for house	Sides A,B,C,D	Provide CertainTeed Mainstreet 0.042" vinyl siding (or better), one piece exterior corners, interior corners, J channels, Utility, F channel, 4" Starter strip, coil, soffit and fascia, siding blocks and vents. Supplier responsible for quantity take off from plans. Color choice by Owner.	
49			Siding Installation	Sides A,B,C,D	Provide materials & labor to install vinyl siding and all accessories per plan and specs below according to manufacturers installation guide lines. All MIOSHA Fall Protection Standards to be followed in the siding/soffit/fascia applications.	
50			Soffit and Fascia	Sides A,B,C,D	Provide materials & labor to install aluminum vented soffit at the eaves and solid soffit on the rakes. Provide labor to install preformed, ribbed aluminum fascia on all sub fascia.	
51			Porch Soffit	Side A	Provide & install smooth composite board porch ceiling with joints sealed. Owner to approve material prior to install.	
51			Wrap Porch Beams and headers	Side A, B, D	Provide materials & labor to install wrap beams and headers at the front with Azek composite trim or equal.	
52			Front Porch Posts and beams	Porch Posts	Provide labor to install 4 x 4 treated posts with 8X8 CertainTeed Column Wrap with Classic top and bottom trim. To use metal brackets on treated post installation for no wood to concrete contact.	
TOTAL					Siding	\$
53	HVAC	HVAC contractor	Energy Star	House	Contractor to provide labor & materials.	
54		HVAC contractor	Wall Penetrations		Coordinate all penetrations to exterior in locations to be determined with the Owner & Architect. Provide materials & labor to install all mechanical termination trims on the exterior of the house.	
55		HVAC contractor	Permits		Apply for and provide all applicable permits. Also acquire Manual D & J from mechanical supplier. All work to be done according to Energy Star 4.0, including checklists.	
56		HVAC Contractor	Temporary Heat		Contractor to provide temp furnace if needed. Remove supply air plenum in basement for gravity supply air to house.	
57		HVAC contractor	Gas Lines		Provide materials & labor to install gas lines for furnace, water heater, dryer and range.	

57		HVAC contractor	Furnace		Provide materials & labor to install a Goodman GMEC960302BN Energy Star furnace with 96% AFUE or higher 2-stage with ECM blower. Install ductwork as necessary to comply with MRC Codes; mastic all accessible joints and balance system. NO PANNING OF JOISTS FOR SUPPLY OR RETURNS. Coordinate work with Rough Carpenter & Electrical Contractor. Contractor to install temporary construction duct covers, Pro-Vent Duct Protection or equal, after rough-in of ducts. General contractor to maintain covers during construction. Covers to remain in place until final mechanical work and construction is complete, including flooring.		
58		HVAC contractor	Ventilation		Provide materials & labor to install 1 Percentage timer controlled RenuAire EV130 Energy Recovery Ventilator in accordance with manufacturer's installation guidelines, including installation of vent caps.		
59		HVAC contractor	Ducts		Provide materials & labor to install duct work according to accompanying scope of work, and Manual J, D and S calculations and diagrams, sealing all seams with mastic or foil tape. Boots must be sealed to subfloor or wall opening. Return air supplies and returns must be ducted and sealed. No wall or joist cavities can be used as supply or return ducts. Note: Coordinate toe kick return finish at kitchen with Owner.		
60		HVAC contractor	Dryer Venting	Basement	Provide materials & labor to install 4" galvanized hard pipe terminating to exterior with vent cap provided by general contractor, in accordance with appliance installation guide lines.		
61		HVAC contractor	Bath Fans	Bathrooms	Provide materials & labor to install a Panasonic Whisperlite FV-0510VSC11 with wall mounted condensation sensor wall switch (80 CFM) piped to the exterior with vent cap.		
62		HVAC contractor	Range hood	Kitchen	Provide materials & labor to install 1 rough in vent to the outside for kitchen hood vent and exhaust system with vent cap included. Install pigtail on hood. Note: To be roughed inside wall cavity such that no chase is needed.		
63		HVAC contractor	Exterior Inspection of penetrations and vent covers		Provide labor to inspect the function of each vent cover to assure they are functioning properly, i.e. range cover, exhaust fan covers, ERV intake and exhaust, etc. Seal all exterior penetrations on the exterior.		
64		HVAC contractor	Return Air		Provide materials & labor to install High/Low or transfer grills for return airs in bedroom walls.		
TOTAL						HVAC	\$
65	Plumbing	Plumbing contractor		House	Contractor to provide labor & materials.		
66		Plumbing contractor	Permit		Provide all applicable permits.		
67		Plumbing contractor	Materials		Plumber to review who will provide all materials for plumbing-rough and finish. (option for Contractor to supply)		
68		Plumbing contractor	Rough-in		Provide labor and materials to rough-in all items included in the Plumbing specs below.		
69		Plumbing contractor	Sump Pump	Basement	Provide materials & labor to install a 1/3 hp Sump Pump in sump crock installed by Superior Wall. Seal crock after pump installation. Provide discharge to exterior.		
70		Plumbing Contractor	Radon Pipes	Basement	Provide and install passive radon mitigation system to exterior of through roof as shown on the Drawings. Seal pipes at sump pump lid & all joints. Coordinate location of radon venting with Contractor & Architect prior to install.		
71		Plumbing contractor	Laundry hook up		Provide materials & labor to install laundry hook up for future laundry machines. Single lever shut off (OATEY 38547 2" single lever) hammer ball valves for both the hot and the cold.		
72		Plumbing contractor	Water Heater		Provide materials & labor and equipment to install ENERGY STAR 1-40 gal RHEEM PROP G40-50U RH HE EC3 Power Vented Water Heater.		
73		Plumbing contractor	Hose bib		Provide materials & labor to install 2 frost free sill cocks. 1 to on Side C to the rear of the house and 1 on Side B to the front of the house.		
74		Plumbing contractor	Tub/Shower Unit & Fixtures	Second Floor	Provide materials & labor to install (1) smooth 1-piece tub/shower units in locations as shown per plan. Tub to be Oasis Versa Series TS-6032 with shower rod and two brackets, tub/shower faucets to be Delta T13422 in polished chrome. Supply material and labor to support floor of bathtub in an effort to limit cracking in the future.		
75		Plumbing contractor	Toilets	First & Second Floor	Provide materials & labor to install (2) Elongated, comfort height High Efficiency Toilet per plan; toilet to be ProFlo 1200-3112 White; Chrome Trip Lever; 1.28 GPF or better; Two Piece; 2" Glazed or equal Trapway; Gravity Fed, Double Jetted Box Rim.		
76		Plumbing contractor	Vanity Faucet	First & Second Floor	Provide materials & labor to install (2) lav faucets in locations per plan. Lav faucets to be Delta 502-DST in polished chrome, lav to be ProFlo round; Washerless Design, 1.5 GPM. Note: Vanities to have integral sink. See Countertop Spec 116.		

77		Plumbing contractor	Kitchen Sink/ Sink Faucet		Provide materials & labor to install DaytonD23319-1 stainless steel, double bowl, self-rimming kitchen sink, with Moen 67315C Integra (with pullout sprayer) Chrome faucet with trap and supply lines. Install shut off valves. Use plumber's putty around entire sink perimeter to provide watertight fit. Washerless Design. Ball Lock Basket Strainers.		
78		Plumbing contractor	Dishwasher		Provide materials & labor to install and hook up (1) GDT225SSLS Dishwasher in location shown on plans. Appliances provided by Appliance Supplier.		
TOTAL						Plumbing	\$
79	Electrical	Electrical contractor	Permit		Provide all applicable permits. All work performed in compliance with Michigan Residential Code and National Electric Code, & per "Electrical Scope of Work" Contractor to provide Labor & Material		
80		Electrical contractor	Temporary power		Provide materials & labor to set up 4 duplex GFI outlets on 4-20 amp breakers under breaker panel on pole furnished and set by Electrical Utility.		
81		Electrical contractor	Service panel		Provide all materials & labor to install 200 amp service panel, per plan.		
82		Electrical contractor	Wiring		Provide all materials & labor to install wiring and openings for plugs and switches per plan. Electrician to document any changes to plan.		
83		Electrical contractor	Appliances/ Mechanicals		Provide all materials & labor to wire or provide power to all mechanical and kitchen appliances.		
84		Electrical contractor	Phone/ Cable		Provide all materials & labor to install wire and or cable for phone and data and TV service. (CAT 5 and Coaxial) in Living room.		
85		Electrical contractor	Plugs, switches, temp lights		Provide materials & install plugs, switches, and temp lights after drywall & wall painting is complete.		
86		Electrical contractor	Radon Outlet		Provide materials & labor to install a GFI outlet in the attic of the home at the location of the radon vent piping system for a future inline fan. Verify location with Plumbing Contractor.		
87		Electrical contractor	Fixtures, door bells		Provide & install LED ICAT recessed lights in front porch, living room, kitchen and halls. Coordinate lighting specs and plan & verify with Owner prior to order & install. Provide all materials & labor to install and test all fixtures and door bells per plan.		
88		Electrical contractor	Opening covers		Provide all materials & labor to install all opening covers.		
89		Electrical contractor	Smoke/CO detectors		Provide materials & labor to install and test Smoke detectors, smoke/CO detectors and bath vent fans, and test		
90		Electrical contractor	Range & Microwave		Wire for microwave & range.		
91		Electrical contractor	Bath fan controls	First Floor & Basement	Provide materials & labor to install Bath Fan controls		
TOTAL						Electrical	\$
92	Insulation	Insulation contractor	Rim Joist		Provide labor, material and equipment to install 3" (min.) of sprayed HFO 2 lb. closed cell foam in all rim joist and over sill plate to foundation wall. Note: If more than 3" the exposed foam the trade contractor must paint with intumescent paint, or remove the overage beyond the wall.		
93		Insulation contractor	Exterior walls above grade		Provide labor, material and equipment to install full cavity blown-in dense pack cellulose insulation to R-22. NOTE: See spec for insulation at tub/shower units on main floor & basement.		
94		Insulation contractor	Attics		Provide and install 1" minimum of sprayed 2 lb. foam over all penetrations in attic, and over exterior walls. Blow loose fill cellulose (over spray foam) to R-42 in attic with soffit baffles in each truss space. Note: Install measuring (sticks) per Energy Star 4.		
95		Insulation contractor	Tub/Shower Unit & Fixture	Second Floor	Install insulation behind tub at exterior wall per specifications above. Work to be completed prior to installation of the tub/shower units. NOTE: This will require a special trip to the jobsite.		
96		Insulation contractor	Air Sealing		Provide all labor and material to seal around all window and doors		
97			Air Sealing		Provide materials & labor to air seal all sheathing at installation and all wood to wood connections with acoustical sealant.		
98			Attic Access		Provide all materials & labor to insulate access cover and install weather stripping per Drawings.		
TOTAL						Insulation	\$
99	Drywall	Drywall contractor	Walls	First Floor, Basement: Bedrooms, Hall & Bathroom	Provide labor, material and equipment to install and finish drywall on all walls with 1/2" standard drywall throughout. Include drywall finish at basement stairwell to bottom of stairs. Attached with low VOC glue and screws.		
100		Drywall contractor	Paperless drywall	First Floor Bath & Basement Bath	Provide labor, material and equipment to install and finish paperless 1/2" drywall in bathtub alcove. Mud and tape joints to a smooth finish.		
101		Drywall contractor	Wraps and Returns		NOTE: All door and window openings, closets included, will have MDF jambs and casing.		
102		Drywall contractor	Ceilings	First Floor, Basement: Bedrooms, Hall & Bathroom	Provide labor, material and equipment to install and finish drywall ceiling with 5/8" drywall and tape joints. Provide "Old World" finish on all ceilings.		

TOTAL						Drywall	\$
103	Paint		Exterior Paint	Doors and trim	Provide materials & labor to paint trim and doors with 2 coats min. Interior/Exterior Satin Low VOC. Ensure complete, even coverage.		
104			Prime Walls and Ceilings		Provide materials & labor to install single coat prime walls and ceilings with Sherwin Williams or Benjamin Moore Low VOC Interior Latex primer.		
105		Paint Contractor	Smooth Ceilings	All Rooms	Provide materials & labor and materials to paint ceilings with two coats semi gloss of Latex Semi Gloss Low VOC.		
106		Paint Contractor	Wall Paint		Provide materials & labor and materials to paint walls with 2 coats of Interior Eggshell Low VOC paint. Allow for 3 choices in wall color. Coordinate room colors with Owner.		
107		Paint Contractor	Trim and doors		Provide materials & labor and materials to paint trim with 2 coats Interior Latex Semi Gloss Low VOC.		
TOTAL						Paint	\$
108	Trim Carpentry		Interior doors		Provide materials and install new prehung, 3 panel, hollow core, Masonite doors. , primed, per plan. All door hardware, including hinges and stops, to be satin nickel. Owner to approve spec prior to order.		
109			Door Trim		Provide materials & labor to install interior casing. Casing to be 3-1/4" one step (MDF), with eased edge. Install casing on both sides of the door to the basement. Figure all trim to be painted. Note: owner must approve all trim and door profiles prior to installation.		
110			Pantry		Provide materials and install shelving in pantry. Review shelving locations, depth and quantity with Owner prior to install.		
111			Base		Provide materials & labor to install base to be 9/16"x 4-1/4" E1E (MDF) of all walls and in all closets. Note: Flooring to be installed prior to base trim.		
112			Window Trim		Provide materials & labor to install window casing. Casing to be 3-1/4" one step (MDF), with eased edge. Figure all trim to be painted. Note: owner must approve all trim and door profiles prior to installation.		
113		Skirt Boards	Stairway		Provide materials & labor to install 1 x ** FJ MDF skirt boards on stairs.		
TOTAL						Trim Carpentry	\$
114	Cabinets		Cabinetry		Provide materials & labor to install cabinets per plan, including hardware for doors and drawers. Owner to approve profile prior to order.		
TOTAL							Cabinets
115	Countertops		Countertops	Kitchen	Provide materials labor to install laminate counters on site. Laminate to be Wilsonart Premium Laminate with edge of laminate with Ora profile in Typhoon Ice (4952K-22) with an Antique Finish countertops and laminate edging in kitchen (no backsplash); selection to be approved by Owner. All work to be performed to typical industry standards. Dispose of refuse to onsite dumpster.		
116			Vanity tops	Bathrooms	Provide materials & labor to install cultured marble vanity top with integrated lavatory, molded backsplash and site applied side splash.		
TOTAL						Countertops	\$
117	Tile		Backsplash	Kitchen	Provide labor and materials to install subway tile backsplash at kitchen perimeter Side C & D with acrylic caulk between counter & tile intersection . Tile from counter to 18" above counter top, and 30" at range (between range top and bottom of microwave.)		
TOTAL							Tile
118	Hardware		Hardware		Remove temporary exterior door knobs and return both KNOBS and KEYS to owner. Provide materials and install all new door knobs, dead bolts, bath cabinet hardware, kitchen cabinet hardware. Door knobs (interior and exterior) and deadbolts to be Kwikset Halifax lever handle in satin nickel finish with hinges to match. Exterior door hardware, and deadbolts to be keyed alike. Owner to provide kitchen knobs & pull hardware for trim carpenter to install in locations approved by Owner. All other hardware to be provided and installed by Trim Carpenter. Owner to approve hardware prior to ordering.		
119			Exterior		Install mail box and house numbers. Owner to approve style & finish prior to order.		
120			Door Stops		Provide materials & labor to install a combination of hinge and spring stops: color to match and knobs, on doors. Owner to approve style & finish prior to order.		
121			Mirrors	First Floor & Basement	Provide materials & labor to install 1/4 plate glass pencil edge mirrors for bathroom vanities		
122			Clothes Closets		Provide material & labor to install clothes rod & 12" deep Closet Maid (or equal) laminate wardrobe shelf from wall to wall . at 66" from floor, with rear anchors every 6" along back of shelf, cup type end supports on each front corner and with a diagonal shelf support. (1/up to 39", 2/40"+). Provide & install concealed magnetic latches, Precision PLS 24 PRO, or equal, on double closet doors.		

123			Towel bars	Powder Room & Second Floor	Provide materials & labor and material to install towel bars and 1 towel ring in the bathroom. Owner to approve final spec prior to order.	
124			TP Holders	Powder Room & Second Floor	Provide materials & labor and material to install towel bars and 1 towel ring in the bathroom. Owner to approve final spec prior to order.	
125			Handrails	Stairways	Provide materials and labor to install handrail with brackets.	
TOTAL					Hardware	\$
126	Flooring	Flooring Contractor	Underlayment	First Floor	Provide labor and material to install 1/4" underlayment for all of the vinyl flooring areas.	
127		Flooring Contractor	LVP	ALL First Floor & Second Floor Bathroom	Provide labor and material to install LVP per manufacturers spec., must meet Greengard Floor Score Certification standards-0.079" thick and Urethane or Enhanced Urethane wear layer. Note: Flooring to be installed prior to base trim.	
128		Flooring Contractor	Carpet	Stair to Second Floor & Bedrooms	Install new carpet pad and carpeting (Regents Park Boardwalk or equal), carpet & pad to be CRI Green Label Certified. Provide allowance of \$4/sqft for materials.	
TOTAL					#REF!	\$
129	Appliances		Refrigerator	Kitchen	Provide & install ENERGY STAR rated GE GTS17GTN refrigerator.	
130			Stove	Kitchen	Provide & install GE JGBS30DEK gas range.	
131			Rangehood	Kitchen	Provide labor and material to install GE JVX330EJ vent hood.	
132			Dishwasher	Kitchen	Provide labor and materials to install ENERGY STAR GE GDT22SSGL dishwasher.	
TOTAL					Appliances	\$
133	Landscaping		Clean up		Provide labor to clean up debris in entire yard.	
134		Contractor	Final Grade/Top Soil		Provide labor to grade yard for landscaping, add top soil as needed before seed & plantings. Maintain 6-8" below top of foundation and positive drainage from foundation walls.	
135		Landscaper	Seeding		Provide labor and material to either broadcast seed or hydro mulch entire lot with drought tolerant tall fescue mixture. Determined by time of year.	
136		Landscaper	Plantings		Provide labor and materials to install plantings as per plan.	
137		Landscaper	Mulch		Provide labor to place bark mulch as per plan-4" in depth in the planting beds.	
TOTAL					Landscaping	\$
138	General Conditions	Contractor	Permit		Contractor to obtain a building permit. Plumbing, mechanical, electrical and other permits will need to be obtained by the Contractor awarded the applicable scope area, as required by the City of Grand Rapids.	
139		Contractor	Porta Potty		Provide allowance for on-site porta potty	
140		Contractor	Dumpster		Onsite dumpster will be supplied by the General contractor for all trade partners except: Masonry Contractor, Flat Concrete Contractor, Drywall Contractor and Roofing Contractor. These contractors will be required to remove all items to an approved disposal site at their own expense.	
141		Contractor	Final Cleaning		Clean whole home interior to "Move-in" condition. Windows should be cleaned inside and outside. New full screens supplied and installed at completion of project for all operable windows. Note: All work to be performed to typical industry standards. Dispose of refuse to onsite dumpster.	
TOTAL					General Conditions	\$
142		Contractor	Site Supervision			
143		Contractor	Overhead & Profit			
GRAND TOTAL						\$ -