

MW K.D.

A. TERMITE

- 1. Complete the work as specified in Termite Report #30082 provided with these specifications. Provide cleared Structural Pest Control Report prior to final payment of contract.

\$ 8,008

B. ROOFING

- 1.
  - a. Completely remove and dispose of all existing roofing layers at front porch.
  - b. Remove any damaged overhang, eaves or fascia and replace with new material.
  - c. Provide and install new 1/2-inch CDX plywood over roof.
  - d. Provide and install new 20-year fiberglass seal tab composition shingles to match existing (CELOTEX, GENSTAR or equal) over 30 lb. felt underlayer. Install according to manufacturer's specifications with fasteners of sufficient length and holding power. Provide and install all new sheetmetal flashings and counter-flashings.

\$ 1737

- 2. Provide and install adequate roof and eave vents.

\$ 300

C. STRUCTURAL

- 1. Provide bracing, hardware and plywood shear panels at perimeter corners and support posts to meet seismic requirements established by inspector.

\$ 476 ✓

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D. HEATING & SHEETMETAL

- 1. Remove and dispose of existing furnace. Provide and install appropriately sized gas central forced air furnace at appropriate location. Provide and install all necessary electrical and plumbing connections, vents, combustion air, thermostat (HONEYWELL CHRONOTHERM or equal) and insulated ductwork and plenums. Supply registers to be located as close to window locations in each room as possible. \$ 2,770 ✓
- 2. Provide and install new gutters and downspouts as needed (with splash blocks). \$ 980

E. ELECTRICAL

- 1. Remove existing electrical service. Provide and install new 100 amp service including new meter mounting and mainbreaker box, 100 amp mainbreaker, circuit breakers for all existing circuits plus adequate circuits to service kitchen and designated appliances. Provide and install grounding rod and bonding to code. Label all branch circuits at point of origin. \$ 847 ✓
- 2. Test, inspect, and repair as necessary all existing outlets throughout house. \$ 125 ✓
- 3. Provide and install additional duplex outlets and appropriate circuits as follows: 2 in each bedroom, living room, dining room and kitchen (8 total). \$ 629 ✓
- 4. Provide and install GFCI device in bathroom and kitchen at existing receptacle location. (3 total) \$ 124 ✓

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F. PLUMBING

1. Install new waste/drain system to accommodate washing machine/laundry and half-bath areas. Install new vented standpipe and couplings as needed.  
\$ 952 ✓
2. Snake waste lines to street from all fixtures.  
\$ 200
3. Install or modify existing gas lines and shutoffs to accommodate new furnace and existing waterheater.  
\$ 297 ✓
4. Provide and install new vanity, vanity top, sink, and faucet fixture (DELTA or equal) in main bathroom. Make all appropriate connections including new supply lines, angle stops and P-trap.  
\$ 589 ✓
5. Provide and install new U.P.C. approved toilet at both baths. Make appropriate connections. Owner to choose style and color not to exceed \$150.00 each.  
\$ 544 ✓
6. Remove existing bathtub. Inspect for dry rot and replace any deteriorated framing and wallboard. Provide and install new white enameled cast iron bathtub and bathtub shower-over fixture, (DELTA or equal), including waste and overflow device. Provide and install appropriate water supply and waste connections. Provide and install waterproof sheetrock and ceramic tile at tub. Surround to a height of 6 feet above tub. Install wall mounted soap dish. Owner to select tile from samples provided by contractor.  
\$ 2,302 ✓
7. Seismically brace existing water heater. Provide and install new vent cap.  
\$ 124 ✓

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- 12. Remove damaged chimney. Provide and install new chimney in accordance to San Mateo's Seismic Code. Install brick veneer to the exterior chimney sides to maintain an historic apperence. \$ 5,000 ✓
- 13. Provide and install new redwood deck at rear of dwelling unit with stairs to rear yard. \$ 803
- 14. Provide and install new deck to front porch. Repair and replace handrails and railing as necessary. \$ 1,249
- 15. Provide and install new redwood fencing and gate at rear year. \$ 5,947 ✓
- 16. Provide and install new solid core rear door with keyed entry & deadbolt locks, keyed slide. Install weatherstripping & new threshold. \$ 416

II. PAINTING

The work shall include all labor, materials, tools and equipment necessary to complete all painting. All work shall be done in a neat and accurate manner in accordance with the highest trade standards. Protect all surfaces not being painted including fixtures, plants, concrete flatwork and adjacent surfaces. Colors to be chosen by owner. Paint to be DUNN-EDWARDS, KELLY MOORE, or equal.

I. EXTERIOR

- a. Prime and paint all new sheet metal used in conjunction with roof repairs.
- b. Prime new exterior work with one coat primer. Paint with latex exterior paint, provide second coat as necessary. Use semi-gloss enamel on all trimwork including sills, sashes, eaves, doors, and trim. \$ 892

J. DEBRIS

- 1. The Contractor is to provide sufficient debris box capacity for all construction debris, plus an additional 15-cubic-yard dumpster for owner's debris, to be loaded by owner. \$ 500