

Bid on Repairs

Contractor Details	Borrower/Applicant's Details
Company: DIFARA Construction Contact Name: Assane Diallo Address: 21 Clarksburg Road Clarksburg, MD 20871 Phone: (240) 123-4567 Email: diassane5@gmail.com	Name: Sample Report Phone: (301) 444-4444 Email: gosample@gmail.com Property Address: 12805 Sample Street Beltsville, MD 90766

Repair Items

1) Masonry

Item: Brick Veneer		Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Location: Exterior	Level: Mandatory	Material/LS	1				
	<input type="checkbox"/> Permit Required	Labor	1				

Details: Contractor shall install masonry chimney

Summary of Work to be Done: Repair Steps: Contractor shall repair exterior steps. Work shall include; any required masonry repairs and or repointing of the step foundation, repair steps to be level and secure, fill any gaps or voids as necessary, repair support at bottom of steps to properly support and keep steps level, secure steps to be properly attached to structure, repair/replace any damaged treads, repair steps to have consistent riser height, repair handrail and railing to be properly secured, repair any step framing to properly support steps, replace any deteriorated wood. All work shall be completed in a Good Workmanship Like Fashion and within industry standards. All work shall be in compliance with national and local code and jurisdictional requirements and within industry standards. All material and labor shall be warranted.

2) Siding

3) Gutters/Downspouts

Item: Gutters & Downspouts		Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Location: Exterior	Level: Mandatory	Material/LS	1				
	<input type="checkbox"/> Permit Required	Labor	1				

Details: Contractor shall replace gutter and downspouts

Summary of Work to be Done: New gutters & downspouts: The contractor shall furnish and install new 5" aluminum pre-finished seamless gutters and downspouts. The system shall be properly aligned for correct drainage of the roof dewatering system. Gutters and downspouts shall be adequately secured to fascia and exterior walls at a minimum of 24" fastening points within industry standards and practices. The system shall be able to support snow and ice loads during heavy winter periods without failing. The contractor shall use ferrules screw fasteners. All joints and connections shall be caulked on the interior. Downspouts will be anchored to walls in at least 3 places with tail pieces diverting water from the base of the building not less than 3 feet. Downspouts shall properly interface with the downspout drain system if one exists with schedule #35 interfaces. Gutters shall have the right amount of fall towards downspouts for proper drainage, slope will be 1/4 inch for every 25 ft of gutter. All work shall be completed in accordance with industry standards and in good workmanship like fashion. All work and material shall be warranted. All work shall be in compliance with national and local codes and jurisdictional requirements.

4) Roof

Item: Replace Roof

Location: Roof

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	LS				
Labor	1	EA				

Details: Contractor shall replace roof

Summary of Work to be Done: New Roof: Contractor shall furnish and install; a minimum of #30 felt paper or synthetic, aluminum drip edge, Ice and water shield around all perimeter edges-valleys-ridges, metal valleys, galvanized or zinc-coated fasteners, 3-tab 25-year minimum asphalt/fiberglass shingles by Owens Corning Model #: PM01 or dimensional shingles by Owens Corning Oakridge series Model #: HL23 rated at 35-year minimum. All shingles shall be installed in a straight line with the correct number of fasteners. All work is to be completed in accordance with the manufacturer's instructions and specifications, to industry standards, and in good workmanship like fashion. The contractor shall obtain any necessary permits or bonds, and work shall be in accordance with all code and local jurisdiction requirements. All material and labor shall be warranted, and written warranties given to the homeowner at the end of the job.

- 5) Shutters**
- 6) Exteriors**
- 7) Walks**
- 8) Driveways**

Item: Asphalt Driveway

Location: Driveway

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	LS				
Labor	1	LS				

Details: Contractor shall install asphalt driveway

Summary of Work to be Done: Slab jack front steps or walkways: Contractor shall slab jack the front steps and walkways back into proper elevation and alignment. Contractor shall drill holes as necessary for the hydraulic concrete pumping process. Contractor shall properly prep area for pumping process. Contractor shall use excess material to fill void between steps and foundation, and any cracks. All work shall be completed in a Good Workmanship Like Fashion, and within industry standards. Contractor shall complete all work in compliance with national local code and jurisdictional requirements. All material and labor shall be warranted.

- 9) Painting (Ext.)**
- 10) Caulking**
- 11) Fencing**
- 12) Grading/Landscaping**

Item: Remove Tree

Location: left side rear of house

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	LS				
Labor	1	LS				

Details: Contractor to remove dead tree

Summary of Work to be Done: Remove the dead tree from the left side rear of the property. To include cutting up the tree trunks and stack for firewood.

- 13) Windows**

Item: Repace house windows

Location: _____

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	18	EA				
Labor	18	EA				

Details:

Summary of Work to be Done: Replacement Windows: Install new replacement windows in existing openings. Windows shall be; a new white vinyl thermal pane by Jeld-win Model #: LOWOLVYSHDL3041, with Low E366 glass, with Argon, filled vapor barrier, with welded corners (no mechanical fasteners), with half screens. Work shall include but not be limited to; windows shall be properly shimmed, caulked, insulated, secured into the framed opening for proper operation, interior/exterior trim removed and reinstalled, and pre-finished aluminum cladding on exterior trim. The contractor shall install windows in accordance with the manufacturer's instructions. All work shall be completed in Good Workmanship Like Fashion and within industry standards. Work shall be in accordance with all national and local code and jurisdiction requirements. All material and labor to be warranted. The contractor shall give a written warranty along with the manufacturer's warranty at the completion of the project.

14) Weatherstrip

15) Doors (Ext.)

16) Doors (Int.)

Item: Install Doors

Location: _____

Level: Recommended

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	11	EA				
Labor	11	EA				

Details: Contractor shall furnish and install interior door where missing

Summary of Work to be Done: Remove and replace all damaged interior panel doors and jams. To include the installation of new hardware and doorknobs.

Interior Solid Core Doors: The contractor shall replace any missing or damaged interior doors with a solid core door by Reliabil Model #: LOWOLJW137500448. Work shall include, but not be limited to; all necessary framing alterations and repairs to existing door framing, removal of old door and disposal of the same, installation of new pre-hung interior door, installation of new door hardware, installation of the new door trim, shimming of interior door. The contractor shall make sure the new door properly operates to open/close/latch. The contractor shall install new standard in-stock door hardware lock sets (by Schlage or equal) on interior doors where damaged or missing. The contractor shall make sure all door hardware works properly. Work shall include; securing any loose hardware, replacing any damaged/missing hardware, repair to work properly,

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17) Partition Wall

18) Plaster/Drywall

Item: Plaster & Drywall

Location: All floors

Level: Desired

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	EA				
Labor	1	EA				

Details: Remove abd replace all drywalled interiors

Summary of Work to be Done: Drywall: The contractor shall furnish and install drywall and necessary accessories (USG or equal), for a complete drywall installation. All drywall shall be hung in a vertical orientation using (1) piece per run. Drywall shall be finished using a 3-step process. The contractor shall use paper tape. Work shall include repairs/replacement of any damaged existing plaster or drywall throughout the house. Work shall be in accordance with the drawings and specifications. All work to be completed by a licensed drywall contractor, and shall be completed within industry standards in a "good workmanship-like fashion". All surfaces shall be prime/paint ready upon completion with no additional prep work required. Surfaces shall have minimum deflection, without the ability to read drywall seams or repairs. The contractor shall be responsible for using a dust-free sanding system for finishing. Sound attenuation brackets should be installed on all interior walls if necessary for minor soundproofing The following thicknesses of drywall shall be used in these areas: Garage, basement, ceilings: 5/8" Walls: 1/2" Green board shall be used in all wet-orientated areas. Under no circumstances is Chinese drywall to be used. All work shall be done in accordance with national and local code requirements. All material and labor shall be warranted.

19) Decorating

Item: Interior Painting

Location: Entire House

Level: Desired

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	EA				
Labor	1	EA				

Details: Prep & Paint all interior walls and ceilings with 2 coats latex paint. To Include all trim items such as doors, window trim, and baseboards. Remove all loose paint and patch as needed.

Summary of Work to be Done: Remove all existing wallpaper: Contractor shall remove all existing wall paper on existing walls. Work shall include the removal of wall paper in the best means as possible to cause the least amount of damage to the existing wall surface. Contractor shall properly prep all areas where wall paper is removed for paint. Work may include but shall not be limited to; steaming of wallpaper, scraping of wall paper, sanding, skim coating existing surfaces, thoroughly cleaning wall surfaces, removal of any glue residue. All work shall be completed in a Good Workmanship Like Fashion and within industry standards. All labor and material shall be warranted. All work shall be in compliance with national and local code and jurisdictional requirements.

20) Wood Trim

21) Stairs

22) Closets

23) Wood Floors

24) Finished Floors

25) Ceramic Tile

26) Bath Accessories

27) Plumbing

Item: New Plumbing

Location: Interior

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	EA				
Labor	1	EA				

Details: Contractor to repipe the entire house to remove galvanized piping.

Summary of Work to be Done:

Tub/shower faucet: The contractor shall furnish and install a new tub/shower faucet my Moen Model #: 82496EPSRN, as selected by the owner. Faucet and fittings shall be installed in the bathtub where missing or damaged.. Work shall include any necessary plumbing for a complete installation. Exposed hardware shall be caulked. All work shall be done in accordance with national and local code requirements. All work shall be done by a licensed plumber. All work shall be completed in a Good Workmanship Like Fashion Labor and materials shall be warranted.

Sink Baskets: The contractor shall replace the kitchen sink drain baskets and replace them with new ones. Work shall include any necessary plumbing for a complete installation. Exposed hardware shall be caulked with plumber's putty. All work shall be done in accordance with national and local code requirements. All work shall be done by a licensed plumber. All work shall be completed in a Good Workmanship Like Fashion Labor and materials shall be warranted.

Lavatory--Wall Hung: The contractor shall remove the existing wall-hung lavatory wall-hung sink, and repair the wall and any plumbing fittings. The contractor shall install any necessary blocking and then repair the wall behind the sink. The contractor shall reinstall the wall-hung sink properly with appropriate fasteners and plumbing fittings. The sink shall be mounted plumb and level. All work shall be completed in Good Workmanship Like Fashion, and within industry standards. All work shall be in compliance with national and local codes and jurisdictional requirements. Material and labor shall be warranted.

28) Electrical

Item: Replace wiring, electrical

Location: Entire House

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin	Sub Total	Item Total
Material/LS	1	EA				
Labor	1	EA				

Details: Contractor to rewire house completely. Remove old non-grounded wiring.

Summary of Work to be Done: All work shall be completed in accordance with industry standards and in good workmanship like fashion. All labor and material shall be warranted, and the Contractor shall deliver any written warranties to the homeowner at the end of the job. Work shall be completed in accordance with any code and jurisdictional requirements and permits. All work shall be completed by a licensed electrical contractor.

Electrical Repairs: The contractor shall repair the electrical system, which shall include;
 Installing GFCI's in all wet areas (quantity of) including garage and unfinished area of basement
 Replacing any missing/defective switch/outlets (quantity of)
 Replace any defective switch/outlet cover plated (quantity of)
 Secure any loose wires in a properly enclosed j-box (quantity of)
 Cover any open j-box (quantity of)
 Replace ungrounded 3-prong outlets with 2-prong (quantity of 3)
 Repair any defective wiring in the (quantity of)
 Repair basement wiring below floor joists to be through floor joists or in conduit
 Repair electrical panel grounding to be to the grounding stake
 Repair hot/cold ground on the hot water tank
 Repair water entry line ground.
 Work shall be in compliance with National and local codes and jurisdictional requirements. All work is to be completed by a licensed electrician. All work is to be inspected as required by local authorities. All material and labor is to be warranted. All work shall be completed in a good workmanship like fashion and within industry standards.

Upgrade Electrical System: The contractor shall upgrade the electrical system, which shall include but not be limited to;
 New Romex wiring
 New grounded electrical outlets by Eaton Model #: BR20W-L
 New GFCI outlets by Eaton Model #: TRSGF20W-3-L
 New switches by Eaton Model #: CS120BW-SP-L
 New complete electrical panel by Square "D" Model #: HOM3060M150PCVP with breakers
 Secondary disconnect-60AMP, Eaton Model #: DPF222RP
 Deco switches by Eaton Model #: 7501W-SP-L
 Photoelectric Heat and smoke detectors by First Alert Model #: 7010B-6l hard wired
 Carbon Monoxide & Smoke combination detector by First Alert Model #: SC9120B-6 hard wired
 Junctions boxes for fixtures
 Exterior waterproof outlet by Hubbell Model #: MM420C
 All wiring sizes, electrical panels, and circuit designs shall be specified by a licensed electrical contractor or engineer and approved by the local building department. All work to be done in accordance with drawings and specifications and manufacturers' directions. Work shall be in compliance with National and local codes and jurisdictional requirements. All work is to be completed by a licensed electrician. All work is to be inspected as required by local authorities. All material and labor are to be warranted. All work shall be completed in good workmanship like fashion and within industry standards.

Electrical Fixtures: The contractor shall furnish and install electrical fixtures in accordance with designated areas on the drawings, which shall include but not be limited to;
 5 Ceiling fans by "Hunter Douglas" or equal (Allowance of \$130ea)
 5 Ceiling lighting Fixtures by "Hinckley" or equal (Allowance of \$60 ea)
 7 Bathroom lighting fixtures by Kichler" or equal (Allowance of \$110ea)
 6 Exhaust fan/light fixtures by "Nutone" or equal (Allowance of \$80ea)
 3 Floodlights by "Hubbell" or equal (Allowance of \$90ea)
 20 Downlights by "Halo" or equal (Allowance of \$25ea)
 All lighting fixtures shall be "UL" approved, and lamped with proper wattage and type of lamp as recommended by the manufacturer of the fixture. All bathroom exhaust fans are to be ducted to the exterior. All fixtures shall be installed in accordance with fixture manufacturers' instructions. All downlights installed in an insulated ceiling shall be of the IC type. Work shall be in compliance with National and local code requirements. All work is to be completed by a licensed electrician. All work is to be inspected as required by local authorities. All material and labor is to be warranted.

29) Heating
30) Insulation
31) Cabinetry
32) Appliances
33) Basements

34) Cleanup

Item: Clean - Up / Haul Away Debris

Location: Entire House

Level: Mandatory

Permit Required

	Qty	Unit	Unit Cost	Tax/Margin		Sub Total	Item Total
Material/LS	1						
Labor	1						

Details: Construction debris removal and clean up. Dumpster and dumpster fees.

Summary of Work to be Done:

35) Miscellaneous

Signatures and Total

**All repairs must be performed in conformance with local zoning ordinances and codes.
Applicant(s) and Contractor (if any) to sign and date upon final acceptance.**

Grand Total: _____

Date of Bid: _____

Contractor: _____ Date: _____ License No: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____