



Bid On Repairs

Consultant/Plan Reviwer:

Catherine Hall

Owner: Joseph A. Rapier, Jr.

Property Address: 2057-2061 Dauphin Street
Philadelphia PA 19125

Consultant's File No.

230483Dauphin

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1. Masonry

	Labor	Lump Sum/Materials	Total
Masonry: Point brick work.			
Remove ivy frm brick wall			
Siding: Replace defective siding.			
Replace rear wall siding with brick veneer to match side wall			

This Portion Of The Work Will Be Done By

Contractor/Subcontractor Doing Work

☐ Owner ☒ Contractor ☐ subcontractor:

Detail of Repairs

Borrower wants to remove all ivy from side walls. Brickwork appears sound. Some minor repointing may be necessary.
Remove stucco, or add brick veneer over existing stucco at rear wall 1st floor elevation.

2. Siding

	Labor	Lump Sum/Materials	Total
Siding: Replace defective siding.			
Replace defective shingles at rear 2nd floor			

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Detail of Repairs

Remove existing shingles at 2nd floor bumpout rear wall, replace with clapboard siding or other material of borrowers choice.
Material cost will need to be determined prior to settlement.

3. Gutters/Downspout

	Labor	Lump Sum/Materials	Total
Gutter & Downspouts: Replace bad gutters & downspouts.			
Extend downspout at side wall under brick wall towards garden			

This Portion Of The Work Will Be Done ByContractor/Subcontractor Doing Work☐ Owner ☒ Contractor ☐ Subcontractor**Detail of Repairs**

Downspout needs to be extended under brick path along side of property using pvc piping diverting water into garden.

4. Roof**5. Shutters****6. Exteriors****7. Walks**

	Labor	Lump Sum/Materials	Total
Walks: other			
Repair/rebuild brick walk and patio at rear			

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Brick patio and walkway at side of property is upheaved and poses a tripping hazard. Borrower want to repair if possible, rebuild walk and patio if necessary. May consider replacing bricks with pavers.

8. Driveways

	Labor	Lump Sum/Materials	Total
Driveways: Remove old driveway and apron.			
Clear growth and pave front yard at fence			

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14' wide x 20' deep concrete yard inside front yard, and 27' wide x 12' deep driveway apron at front walkway. Clear cut all overgrowth, trees and level for driveway.

9. Painting (Ext.)

10. Caulking**11. Fencing**

	Labor	Lump Sum/Materials	Total
Fencing: Install new fencing.			
Install new fence with automatic remote control gate			

12. Grading**13. Windows**

	Labor	Lump Sum/Materials	Total
Windows: Install new windows.			
New vinyl replacement windows			

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Replace windows: Double hung vinyl 3rd floor bdrm-2, 3rd floor-bath
Casement window w/crank at 2nd floor bath

14. Weatherstrip**15. Doors (Ext.)**

	Labor	Lump Sum/Materials	Total
Doors: Install new doors			
Install kitchen door			
Doors: Install new doors			
Replace Living Room door to garden			

This Portion Of The Work Will Be Done ByContractor/Subcontractor Doing Work☐ Owner ☒ Contractor ☐ Subcontractor**Detail of Repairs**

New kitchen door to yard half light
New door from living room to garden custom door to borrowers specifications

16. Doors (Int.)

	Labor	Lump Sum/Materials	Total
Doors: Install new doors			
New swinging door to kitchen			
Doors: Install new doors			
Closet doors (3rd floor bdrm)			

17. Partition WallThis Portion Of The Work Will Be Done ByContractor/Subcontractor Doing Work
☐ Owner
 ☒ Contractor
 ☐ subcontractor: _____
Detail of Repairs**18. Plaster/Drywall**

	Labor	Lump Sum/Materials	Total
Drywall: install new ceiling gypsum board			
Repair ceiling damage 3 areas			

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 ☒ Contractor
 ☐ subcontractor: _____
Detail of Repairs

Replace damaged ceilings:
 2nd floor front bdrm: 5' x 5', 2nd floor hallway: 5'x8', holes from recessed lights after removed 8'x8'

19. Decorating

	Labor	Lump Sum/Materials	Total
Painting: Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.			
Prep and prime al rooms/areas at 2nd and 3rd floors			

20. Wood Trim

21. Stairs

	Labor	Lump Sum/Materials	Total
Stairs: Install carpet and pad (per riser)			
Replace carpeting at rear steps to 2nd floor			
Stairs: Provide hand rails, etc.			
Replace new handrail entire length 45 ft.			

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 ☐ subcontractor:
Detail of Repairs

Install new wood handrails front first to third floor-custom wood railing with decorative posts per borrowers specifications

22. Closets

	Labor	Lump Sum/Materials	Total
Doors: Install new doors			
Sliders (set) for closets in 2nd floor bdrm-2, 3rd floor bdrm			

23. Wood Floors

	Labor	Lump Sum/Materials	Total
Wood Floors: Sand, fill and refinish hardwood floors.			
Finish floors at Liv Rm, Din Rm, 1st floor hallway			

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 ☐ subcontractor:
Detail of Repairs
 Finish flooring:
 Living Room 28' x 9'
 Dining Room 15' x 10.5'
 1st fl Hall 22.5' x 3.25'
24. Finished Floors

	Labor	Lump Sum/Materials	Total
Finish Floors: Install vinyl tile or sheet goods with 1/4" underlayment at:			
Kitchen and 2nd floor bath			

25. Ceramic Tile

	Labor	Lump Sum/Materials	Total
Ceramic Tile: Replace defective tile in bath.			
3rd floor bath walls			

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 ☐ Subcontractor

Detail of Repairs

Install ceramic tile on bathroom walls over new moisture-resistant wallboard. Tile cost up to \$6.00 sf.

26. Bath Accessories

	Labor	Lump Sum/Materials	Total
Bath Accessories: Install medicine cabinet in bath.			
Surface mounted at both baths			

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 ☐ Subcontractor

Detail of Repairs

Cost of cabinet up to \$200.00

27. Plumbing

	Labor	Lump Sum/Materials	Total
Plumbing: Bath sink w/vanity 2nd floor, 3rd floor	_____	_____	_____
Plumbing: Install new hot & cold water piping. 2nd floor bath , 3rd floor bath, kitchen	_____	_____	_____
Plumbing: Install new kitchen sink. Drop -in sink in counter	_____	_____	_____
Plumbing: Replace defective bath faucet. all baths	_____	_____	_____
Plumbing: other Remove and disconnect all existing plumbing lines at all baths, kitchen, 3rd floor bedroom	_____	_____	_____
Plumbing: Replace defective kitchen faucet. Cost of faucet of to 300.00	_____	_____	_____
Plumbing: Replace defective sewer lines. Replace 20 ft cast iron piping at basement w/ pvc	_____	_____	_____
Plumbing: Vinyl tub enclosure 3/5 piece complete 2nd floor bath, cost of enclosure up to \$300.00 (includes necessary wall prep)	_____	_____	_____
Plumbing: other Replace existing lead incoming water line from meter to street connection w/ copper 3/4 "	_____	_____	_____

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All sink installations including trap and drain lines
 All hot and cold water piping including shut off valves at lines
 Replace faucets provides a cost for faucet assembly up to \$200 each.
 Removal and capping plumbing lines at 3rd floor bedroom, removal of all existing plumbing fixtures/ lines all baths, kitchen

28. Electrical

	Labor	Lump Sum/Materials	Total
Electrical: Install 100 amp service.	_____	_____	_____
Electrical: Add ground fault interrupt outlet at wet areas all baths, kitchen, rear wall at patio, basement for laundry	_____	_____	_____
Electrical: Add grounded outlets Bdrms, Liv Rm at locations indicated by borrower	_____	_____	_____
Electrical: Ceiling fan/light Cost of fan/light up to \$300 each (includes all wiring to wall switches)	_____	_____	_____
Electrical: Other Remove all wiring and recessed light fixtures at 2nd fl rear bedroom	_____	_____	_____
Electrical: Other Chandelier at living room cost for fixture up to \$500.	_____	_____	_____
Electrical: Install three (3) way switch. Connect all hallway lighting at both connected floors for all areas (see below)	_____	_____	_____

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Detail of Repairs

Hall lighting w/three way switch- cost for light fixture (not ceiling fan/light) up to \$150.00 each

29. Heating

	Labor	Lump Sum/Materials	Total
Heating: Other Heating repair/servicing and adding a central humidifier on unit	_____	_____	_____

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Detail of Repairs

Heater to be cleaned, serviced and repaired as needed. All parts and required repairs to make operational- including duct cleaning for all floors
 Installation of humidifier on main unit with humidistat control wired to same location of thermostat.

30. Insulation

31. Cabinetry

	Labor	Lump Sum/Materials	Total
Cabinetry: Base and wall cabinets:			
Designed per borrower specification for materials and location			
Cabinetry: Kitchen countertop.			
Top quality laminate counter top per liner feet cost per ft of counter top \$40.			

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Counter top includes 4 " backsplash, field measured and shop-built by fabricators

32. Appliances

	Labor	Lump Sum/Materials	Total
Appliances: Disposal			
Cost of unit >\$275.			
Appliance: Dishwasher			
Cost of unit >\$500			
Appliances: Range			
Cost of unit >\$1100			

33. Basements

	Labor	Lump Sum/Materials	Total
Basement: Repair/replace damaged steps/stringers/supports			
Replace vertical support for stair stringers			
Basement: Repair/sister damaged joists/beams/sub-flooring			
1 cut beam at rear of basement			

34. Cleanup

	Labor	Lump Sum/Materials	Total
Cleanup: Remove debris from property exterior			
Includes dumpster and debris removal from landscaping activities			
Cleanup: Remove debris from property interior			
Includes debris removal from window replacement and bath/kitchen remodeling			

35. Miscellaneous

SIGNATURES & BID TOTAL

Bid Total: _____

Bid Submittor: _____

Signed: _____

Date: _____