

**Street Address of site:** 97751 S. 4744 ROAD ~ MULDROW, OK. 74948

**Driving Directions/Site Distinctions (color of house, brown shutters, etc.):**

From Sallisaw take Hwy 59 N. and turn Right onto Hwy 101 continue East and  
follow the Hwy North, just past the Sevenstar Community Building continue North, at the 3  
way stop on S. 4750 Road, Left at E. 9980 Road, turn Right at S. 4744 Road.

House will be on the Right side.

# Work Write-Up and Bid Document/By Trade

Timothy Dustman

Contractor Name:

97751 S 4744 Rd Muldrow, OK 7-4978

Contractor Signature:

(918) 521-2279

PROJECT TYPE: Rehabilitation

Bid Due Date:

This document must be signed to be a valid bid.

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<b><u>Appliances</u></b>				
1	Area: KITCHEN	Div.# 10.F.	1 Ea	<input type="text"/>
Dishwasher/Install new. Install new Energy Star certified dishwasher.				
Remove and replace with new dishwasher, follow work description.				
2	Area: KITCHEN	Div.# 10.F	1 Ea	<input type="text"/>
Oven/Range/Electric/30"/Free Standing. Install new 30" free standing electric range/oven with clock, oven window and one-year manufacturer's warranty.				
Remove and replace electric stove, follow work description.				
3	Area: KITCHEN	Div.# 10.F	1 Ea	<input type="text"/>
Refrigerator/Top Freezer/Energy Star/18.2 C.F. Mmium Size/Install new. Install new 18.2 C.F. (minimum size) refrigerator with top freezer. Must be Energy Star compliant.				
Remove and replace with new fridge, follow work description.				
4	Area: INTERIOR	Div.# 10.D. 2.D.	1 Ea	<input type="text"/>
Vent/Install/Dryer. Install new louvered dryer vent with ducting.				
Remove and replace with new dryer vent.				

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<b><u>Appliances</u></b>				
5	<i>Area:</i> KITCHEN  Vent-A-Hood/30"/Recirc./Install new kitchen vent-a-hood (recirc.)/30" <b>Replace vent hood</b>	<i>Div.#</i> 10.D. 3.D	1 Ea	<input type="text"/>
<b><u>Carpentry</u></b>				
6	<i>Area:</i> KITCHEN  Base Cabinets/Replace/Oak. Replace base cabinets with new cabinets, pre-finished oak. <b>remove and replace all lower cabinets.</b>	<i>Div.#</i> 6.O.2	13 LF	<input type="text"/>
7	<i>Area:</i> INTERIOR  Base Trim/Pine Colonial 2-1/4" Fingerprint/Replace. Replace base trim, colonial, fingerprint, 2-1/4" pine. Paint to match existing. Two coats. <b>Remove and replace trim paint white.</b>	<i>Div.#</i> 6.N	400 LF	<input type="text"/>
8	<i>Area:</i> INTERIOR  Closet Shelf & Clothes Rod/Wood. Install new wood closet shelf (1" x 12") and clothes rod. Work shall include bracing and paint (prime and two coats). <b>remove and replace all shelving in closets match existing.</b>	<i>Div.#</i> 6.Z.	25 LF	<input type="text"/>
9	<i>Area:</i> INTERIOR  Clothes Rod/Install. Install new closet clothes rod. <b>Replace all closet rods.</b>	<i>Div.#</i> 6.Z.	24 LF	<input type="text"/>
10	<i>Area:</i> BATHROOM #1  Countertop/Plywood & Laminate/Replace. Remove existing countertop and replace with new laminate countertop and backsplash. <b>Replace vanity tops, backsplash, greaseguard &amp; end caps.</b>	<i>Div.#</i> 6.O.4	8 SF	<input type="text"/>



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<b><u>Carpentry</u></b>				
<b>11 Area: KITCHEN</b>	Div.# 6.O.4	26 SF		
Countertop/Plywood & Laminate/Replace. Remove existing countertop and replace with new laminate countertop and backsplash.				
Replace all countertop, backsplash, greaseguard & end caps.				
<b>12 Area: INTERIOR</b>	Div.# 8.D.3.	16 Ea		
Door Stop/Baseboard Screw-In Type/Install door stops/screw-in (baseboard).				
Replace all door stops. Screw in/hinge type.				
<b>13 Area: INTERIOR</b>	Div.# 8.A.	3 Ea		
Door/Exterior/6-Panel Steel/Pre-Hung/Install. Install new exterior entrance door, pre-hung-steel six panel. Work shall include paint-both sides, lockset, deadbolt & peephole.				
replace exterior doors, match existing size and swing.				
<b>14 Area: KITCHEN</b>	Div.# 10.G	1 Ea		
Fire Extinguisher/Install. Install new fire extinguisher.				
Install fire extinguisher.				
<b>15 Area: GARAGE</b>	Div.# 8.C	1 Ea		
Garage Vehicle Door/Steel/16' x 7'/Replace. Replace existing garage vehicle door with new steel overhead garage vehicle door--16' X 7'.				
Remove and replace garage door match existing, install garage door opener and two remotes.				
<b>16 Area: INTERIOR</b>	Div.# 10.E.	12 SF		
Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing.				
replace with 24 x 36 mirrors in both bathrooms.				

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<b><u>Carpentry</u></b>				
17	<i>Area:</i> INTERIOR  Paper Holder/Replace paper holder <b>replace paper holder</b>	<i>Div.#</i> 10.E. 2.	2 Ea	<input type="text"/>
18	<i>Area:</i> INTERIOR  Passage Door/Pre-Hung/6-Panel. Install new passage door & lockset (pre-hung 6-Panel). Work shall include paint both sides. <b>replace all interior doors</b>	<i>Div.#</i> 8.A	13 Ea	<input type="text"/>
19	<i>Area:</i> EXTERIOR  Siding/facia/trim/soffit/Clean. Clean existing siding using detergent and fungicide. Washing shall remove all debris, dirt, mold, fungi and mildew without damage or water intrusion. <b>Power wash all siding, facia, trim, soffit.</b>	<i>Div.#</i> 5.H.8.	1200 SF	<input type="text"/>
20	<i>Area:</i> EXTERIOR  Storm Door/Vinyl Clad/Install. Install new self storing storm door, vinyl clad. Use Larson model 298-SS or written approved equal. <b>replace all storm doors. Match existing size and swing.</b>	<i>Div.#</i> 8.B	2 Ea	<input type="text"/>
21	<i>Area:</i> INTERIOR  Towel Bar/Replace/install new towel bar 24" <b>replace towel bars</b>	<i>Div.#</i> 10.E. 2.	2 Ea	<input type="text"/>

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<b><u>Carpentry</u></b>				
<b>22</b>	<b>Area: INTERIOR</b> Vanity Base Cabinet/Pre-Finished Oak. Replace existing vanity with new pre-finished oak vanity base cabinet. <b>Replace bath vanities. Match existing</b>	<b>Div.# 6.O</b>	<b>5 LF</b>	<input type="text"/>
<b>23</b>	<b>Area: KITCHEN</b> Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). <b>Replace all upper cabinets. Match existing</b>	<b>Div.# 6.O.2</b>	<b>13 LF</b>	<input type="text"/>
<b>24</b>	<b>Area: INTERIOR</b> Window Stool/Replace window stool (interior). <b>Replace all window stools. Paint white</b>	<b>Div.# 8.R</b>	<b>30 LF</b>	<input type="text"/>
<b>25</b>	<b>Area: EXTERIOR</b> Window/Replace/Vinyl/Thermopane/Low-E. Replace window with new Solid Vinyl window/single hung. Use Am. Craftsman Series 2160-Vinyl or written approved equal. Include frame, sill, sash, trim, hardware, screen, repair & paint of int. and ext. surfaces. <b>replace all windows, match existing size.</b>	<b>Div.# 8.G</b>	<b>7 Ea</b>	<input type="text"/>
<b><u>Drywall &amp; Finish</u></b>				
<b>26</b>	<b>Area: ENTIRE STRUCTURE</b> Drywall/Ceiling & Wall/all/Replace. Replace all of dry with new. 1/2" on wall, 5/8" on ceiling. Work shall include tape, bed and texture. SF= Area under roof. <b>Remove and replace drywall in entire house. Replace existing drywall with new moisture resistant where needed.</b>	<b>Div.# 9.D.</b>	<b>1500 SF</b>	<input type="text"/>

**Electrical**



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Electrical</b>				
<b>27 Area: ELECTRICAL</b>	Ceiling Fan, Light Kit & Circuit Wiring/52". Install new ceiling fan with light kit, switch, cover plate and wiring. <b>Replace all ceiling fans.</b>	Div.# 13.D. 9.B	5 Ea	<input type="text"/>
<b>28 Area: ELECTRICAL</b>	Door Bell Sytem/Install new door bell system with bell chime, transformer, one button and bellwire. <b>Replace door bell system.</b>	Div.# 13.D.	1 Ea	<input type="text"/>
<b>29 Area: ELECTRICAL</b>	Light Fixture, Switch & Circuit/Room. Install new 15 inch, round, flush mount, ceiling light fixture and 55 watt compact fluorescent lighting, switch, cover plate and circuit. <b>Replace all light fixtures.</b>	Div.# 13.D. 9	6 Ea	<input type="text"/>
<b>30 Area: ELECTRICAL</b>	Light Fixture/Heat-Vent-Light/Install new bathroom light (100 watt), heater (1450 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code. <b>Replace all vent lights.</b>	Div.# 13.D. 16	2 Ea	<input type="text"/>
<b>31 Area: ELECTRICAL</b>	Light Fixture/Porch/Replace exterior porch light. <b>Replace porch lights.</b>	Div.# 13.D. 9	3 Ea	<input type="text"/>

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<b><u>Electrical</u></b>				
<b>32</b>	<b>Area: ELECTRICAL</b> Outlet/110v Duplex/20 Amp/Grounded/Replace 110 duplex outlet and cover/20 amp., grounded. <b>Replace all switches and covers.</b>	Div.# 13.D.	25 Ea	<input type="text"/>
<b>33</b>	<b>Area: ELECTRICAL</b> Outlet/110v Duplex/20 Amp/Grounded/Replace 110 duplex outlet and cover/20 amp., grounded. <b>Replace all outlets &amp; covers. GFCI's included.</b>	Div.# 13.D.	30 Ea	<input type="text"/>
<b>34</b>	<b>Area: ELECTRICAL</b>  Smoke Detector/Hard Wired with Battery Back-Up/Install new smoke detector, hard wired with battery backup. All bedrooms and hallways adjacent to bedrooms. Use Firex #045186 or written approved equal. <b>Replace all smoke alarms.</b>	Div.# 13.D. 11	4 Ea	<input type="text"/>
<b><u>Flooring</u></b>				
<b>35</b>	<b>Area: INTERIOR</b> Vinyl floor planks/instal vinyl floor planks/glue down/7 mil wear layer/10 year residential warranty. <b>Remove all flooring &amp; Install glue down vinyl planks.</b>	Div.# 6.F	1500 SF	<input type="text"/>
<b><u>HVAC</u></b>				



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>HVAC</u></b>				
<b>36</b>	<i>Area: HVAC</i> HVAC Equipment Replace/ Replace existing with 3.0 Ton ELECTRIC HEAT & COOL. COMPLETE CHANGE OUT/INCLUDING: PLENUM, FILTER GRILL, REGISTERS, THERMOSTAT, ALL WIRING & CONDENSOR LINES. REPLACE DUCTWORK WITH NEW DUCTWORK HARDPIPE & WRAP <b>Replace HVAC system; follow work discription.</b>	<i>Div.# 12</i>	1 Ea	<input type="text"/>
<b><u>Paint &amp; Finish</u></b>				
<b>37</b>	<i>Area: INTERIOR</i> Walls & Ceiling/Drywall/Paint/Two coats. Paint walls & ceiling in entire area. Work shall include minor repairs to surfaces. SF=Area under roof, match existing texture. <b>Paint entire interior of home off white</b>	<i>Div.# 9.N.3</i>	1500 SF	<input type="text"/>
<b><u>Plumbing</u></b>				
<b>38</b>	<i>Area: INTERIOR</i> Bathub-Shower Combination/Acrylic fiberglass/Pre-Fab/2 Piece. Replace existing bathtub/shower combination with new 2 piece acrylic fiberglass tub/shower unit. <b>remove and replace tub &amp; shower match existing</b>	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>39</b>	<i>Area: EXTERIOR</i> Cleanout Drain Cover/Replace/. <b>Remove and replace clean out cover.</b>	<i>Div.# 11.A.</i>	1 Ea	<input type="text"/>
<b>40</b>	<i>Area: BATHROOM #1</i> Commode & Seat/Install new commode, seat, supply line, shutoff and wax seal. Use American Standard Cadet or written approved equal. <b>Remove and replace with High-Rise commodes.</b>	<i>Div.# 11.A</i>	2 Ea	<input type="text"/>

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<b>Plumbing</b>				
<b>41</b>	<i>Area: EXTERIOR</i> Hose bib. Replace exterior hose bib with new brass hose bib with vacuum breaker. Replace sillcocks	<i>Div.# 11.A</i>	2 Ea	<input type="text"/>
<b>42</b>	<i>Area: EXTERIOR</i> Septic Tank/Clean. Clean out septic tank. pump septic	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>43</b>	<i>Area: INTERIOR</i> Shower Faucet & Diverter/Single Lever/Install new bath/shower faucet with diverter. Work shall include installation of pre-fab access panel or removal and replacement of wall materials on opposite wall to faucet. remove and replace in bathroom	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>44</b>	<i>Area: INTERIOR</i> Shower Head. Repair shower head/see comments. remove and replace shower head	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>45</b>	<i>Area: KITCHEN</i> Sink & Faucet/Kitchen. Install new stainless stell kitchen sink (33" x 22" x 7") & Faucet (Use Delta single-handle model100-WF or written approved equal). Work shall include new drain lines, trap and shutoffs (2). Replace sink and faucet	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>46</b>	<i>Area: BATHROOM #1</i> Sink and Faucet. Replace bath sink and faucet including drain, drain lines and water lines, shutoffs. Delta Replace bath sinks.	<i>Div.# 11.A.</i>	2 Ea	<input type="text"/>

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<b><u>Plumbing</u></b>				
<b>47</b>	<i>Area: PLUMBING</i> Washer Box, Valves & Drain/Replace. Replace existing washer box, valves and drain line with new washer box, valves and drain line. <b>Replace washer box</b>	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>48</b>	<i>Area: PLUMBING</i> Water Heater/Electric/40 Gallon/Replace. Replace existing electric water heater with new 40 gal. electric water heater. Install new electric water heater to code. Work shall include all electrical hook-ups, plumbing and drain pan. <b>Replace HWT and Pan.</b>	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b><u>Site Work</u></b>				
<b>49</b>	<i>Area: EXTERIOR</i> Cleanup/Final. Final cleanup of entire Project. <b>Mow &amp; weed eat yard, haul off all trash around project</b>	<i>Div.#</i>	1 SF	<input type="text"/>
<b>50</b>	<i>Area: INTERIOR</i> Cleanup/Final. Final cleanup of entire Project. <b>Remove all trash &amp; debris. Clean all floors, windows, tub counter tops, etc</b>	<i>Div.#</i>	1 SF	<input type="text"/>
<b><u>Thermal Protection</u></b>				
<b>51</b>	<i>Area: ATTIC</i> Insulation/Add/Attic/R-30. Add R-30 insulation in attic. Entire attic over air conditioned & heated spaces. <b>All attic area including garage</b>	<i>Div.# 14</i>	1500 SF	<input type="text"/>



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Thermal Protection</u></b>				
<b>52</b>	<b>Area: ENTIRE STRUCTURE</b>	<b>Div.# 14</b>	<b>1500 SF</b>	
	Insulation/Add/Open Exterior Wall/R-13. Add R-13 insulation to exterior wall. Use R-13/kraft faced batts.			
	All outside wall including garage			
<p>All construction shall be in accordance with local codes, manufacturers' recommended installation procedures, good quality workmanship practices, General Specifications and Lead-Based Paint requirements when applicable. Conflicts between requirements will be resolved by compliance with the more stringent requirement. Contractor awarded the job will be responsible for conducting safe work practices that comply with OSHA Construction Standards for Asbestos Workers. Asbestos report, where required, will be attached if areas tested are 1% or greater. See attached Asbestos Sampling Report for location and testing of Planned Work Activities.</p>				
<b>Total:</b>				