

GENERAL

1. All work to include all labor and materials necessary to complete scope of work.
2. All work to be completed per all applicable building codes.
3. All work to be completed in a quality manner.
4. Material manufacturers, lines and brand to be determined unless noted otherwise.
5. All materials to be builder grade quality.
6. Furnish all materials and include all installation techniques and requirements not specifically listed but necessary to complete installation.
7. Windows to meet or exceed the Department of Health Services specifications.
8. All contractors must be licensed with the City of Milwaukee as a Home Improvement Contractor per City Ordinances.
9. Any contractor or consultant performing work that involves possible contaminated materials must have all required lead and asbestos licenses prior to starting work and must be in good standing with the Department of Health Services, Department of Neighborhood Services, and the Department of Natural Resources.
10. Consult with Structural Engineer after deconstruction is complete for structural analysis prior to starting any interior framing work.

MATERIAL TESTING

1. Include permit if required by applicable municipal codes.
2. Complete thorough inspection of the exterior and interior of the property.
3. Test all finish surfaces for contaminated materials with XRF ray.
4. Testing to be inclusive of but not limited to: all stained, varnished or painted surfaces, all solid surface floors, walls and ceilings, stairs, window parts, insulation (wall, attic, & mechanical).
5. Produce a written report identifying testing procedure, tested surfaces and all test results.

SITE DEMOLITION

1. Remove all trees within 15' of house and all wild growth along fence line.
2. Remove and dispose all exterior flatwork from site unless noted otherwise.
3. Excavate for new 20x20 parking slab with a 4' apron along the rear property line.
4. Grade yard to drain away from foundation.

ABATEMENT & DEMOLITION

1. Include permit as required by applicable state and local codes.
2. Provide notification to DNR, DNS & DHS as required.
3. Provide MHFH with copy of permits and notifications.
4. Remove and dispose all debris from house.
5. Only salvage items at the direction of Habitat or as noted on the plans.
6. Safely remove and dispose all contaminated materials as noted in written report.
7. Remove and dispose all doors, hardware and millwork from entire house.
8. Remove and dispose all flooring finishes including carpeting, sheet goods, and tile
9. Remove and dispose all wall and ceiling finishes, drywall, tile, plaster and lathe down to the existing stud framing. Includes removal of all nail protrusions in studs.
10. Salvage plaster on underside of winder stairs where applicable.
11. Remove and dispose all mechanical, electrical and plumbing fixtures, lines, pipes, wire, ductwork and etcetera.
12. Demo chimney below roof line as noted on plans. Salvage 50% of bricks for future use.
13. Remove and dispose windows after all interior demolition is complete and approved by Habitat. Do not remove windows until approved by Habitat!

14. Salvage leaded glass windows as noted on the plans.
15. Window demolition includes sashes, weights, glazing, jambs, etc. Consult with Habitat if jambs are to be removed or left intact.
16. Basement windows to be included in this scope of work.
17. Remove and dispose all exterior siding to the original sheathing unless noted otherwise.
18. Remove and dispose all door and window trim unless noted otherwise.
19. Remove and dispose of all exterior porches including rails, decking, joists & wood columns. Masonry columns to remain intact.

ROOFING

1. Tear off existing roof shingles and roof materials to existing sheathing.
2. Patch existing sheathing as necessary to accept new sheathing on top.
3. Furnish and install new 7/16" OSB sheathing on top of existing sheathing.
4. Furnish and install ice and water shield a minimum of 3' along all eaves and valleys.
5. Furnish and install drip edge and gutter apron as required.
6. Furnish and install 15# felt on entire roof deck and metal "W" valley flashings as necessary.
7. Furnish and install 30yr dimensional shingles with continuous ridge vent.
8. *Include itemized option to shingle new shed roof over front porch.*

GUTTERS

1. Furnish and install new 5" K Style seamless aluminum gutters and 4" aluminum downspouts as required. All gutters and downspouts to be prefinished white.
2. Extend downspouts a minimum of 3' away from the house where possible.
3. Connect downspouts to new storm drain on south elevation.
4. Downspouts to discharge to grade. On elevations where downspouts cannot discharge to grade, route downspouts to another elevation alongside the face of the house. Coordinate with Habitat on final downspout locations as needed.

CONCRETE

1. Furnish, place and compact new sub base. Sub base to be TB or 1" clear stone.
2. Form, pour and finish new 4" thick x 3' wide concrete walk.
3. New concrete to extend from front and rear property lines and connect to all points of entry into the building, i.e. exterior doors, porch stairs, etc.
4. Where applicable, include replacement of front concrete stairs from sidewalk to the landing. (Stairs from landing to the front porch will be wood.)
5. Grade, compact, form and pour new 20x20 parking slab with 4' apron at rear of property.
6. New concrete to have tooled joints every 4-5 feet with a broom finish and shall be pitched away from the house a minimum of 1/4" per foot or as the site conditions allow. Consult with Habitat regarding water management plan if 1/4" per foot cannot be achieved.
7. Remove and replace sections of basement floor as noted on plans or as indicated on site.

MASONRY

1. Furnish and install (2) two new glass block windows with vents.
2. Infill the remaining basement openings with new CMU.
3. Furnish and install dryer vent in infilled basement window as noted on the plans.
4. Perform brick/block repair and tuck point foundations walls as required.
5. Block infill and tuck pointing work to match existing masonry.
6. Repair/replace any loose or damaged window or door sills in foundation.
7. Where applicable, tuck pointing scope includes patching porch columns after porch framing is complete.

EXTERIOR CARPENTRY (ROUGH & FINISH)

1. Frame new 1st floor porch deck at the front the same dimensions as the original porch.
2. Frame and sheath new hip roof over 1st floor front porch with minimum 4/12 pitch. Front porch to have 12" soffit on all three sides.
3. Furnish and install new 5/4" x 6" pressure treated deck boards on front porch.
4. Furnish and install new pressure treated stairs as required.
5. Furnish and install 2x4 guardrails and handrails where required. Rails to have 2x2 balusters.
6. Furnish and install 1x4 vertical skirting, 1x8 horizontal top skirt and 1x4 bottom skirt at porch.
7. Use existing masonry porch columns as beam pockets for bearing of new porch framing.

FENCING

1. Furnish and install 4' high chain link fence around perimeter of rear yard with two gates as directed by Habitat.

LANDSCAPING

1. Grade exterior landscape away from building foundation for proper drainage.
2. Grade to elevations shown on site plan if attached.
3. Furnish and place or remove and dispose of fill as necessary for proper grading.
4. Furnish 2" of blended topsoil on top of rough graded work.
5. Finish grade as necessary for smooth finish and proper drainage.
6. Seed entire yard. Infill and fertilize low spots to achieve consistent surface.
7. Remove and dispose of all existing bushes, shrubs and weeds as directed by Habitat.
8. Infill area between new walk and foundation with mulch where applicable.
9. Furnish and place mulch in front of house where bushes will be planted.
10. Furnish and install four new bushes in the front yard.

INTERIOR ROUGH CARPENTRY

1. Shore floors joists in basement and jack/shim as necessary for level finish.
2. Shore joists as necessary and remove stud walls as indicted on demolition plan.
3. Frame new walls as noted on the plans.
4. Frame new window and door openings as noted on the plans. NOTE: Window and door schedule supersedes window and door call outs on the plans. Consult with Habitat on final door and window schedules after deconstruction is complete.
5. Repair/replace damage/defective stair parts as necessary. Glue/screw/shim as necessary to ensure maximum strength and durability.
6. Repair/replace all damaged or severely warped framing as required for structural integrity and acceptance of new finishes. Includes stud framing, joists, wall and floor sheathing, etc.
7. Remove/replace and/or sister floor joists as required for structural integrity.
8. Where necessary, frame underside of winding stair ceilings to be able to accept new drywall.
9. Frame attic scuttle as noted on the plans.
10. Install new exterior doors per plans and/or door schedule. Includes installing temp hardware.

FINISH CARPENTRY

1. Install new interior doors in all rooms per the floor plan.
2. Install hardware on all doors, interior and exterior.
3. Install new baseboards and casing throughout entire house.
4. Install new wood handrails at stairs. If new stairs are being framed, install new stringers.
5. Install new cabinets in kitchen and bathrooms per floor plan.

6. Install new plastic laminate countertops in kitchen and bathrooms. Cut hole for kitchen sinks.
7. Install new mirrors and bath accessories (towel bars, etc.) in bathrooms.
8. Install quarter round on top of existing stringers where applicable.

SIDING

1. Install house wrap over existing sheathing.
2. Install R-5 rigid board insulation over house wrap with 2" cap nails. Tape all seams.
3. *R-5 rigid insulation to be supplied by Habitat.*
4. Install new double hung vinyl windows on top of rigid insulation per the plan and/or window schedule. Consult with Habitat on final openings. Windows must meet DHS spec.
5. Repair/replace soffit lookouts and subfascia as needed to accept new aluminum soffit and fascia. Cut soffit vents into existing wood soffits prior to installing new aluminum soffit.
6. Install new vented aluminum soffit and fascia around entire house.
7. Install new D4 0.44 vinyl siding over rigid insulation.
8. Caulk all joints and penetrations as necessary. Caulk to match siding or trim color.

INSULATION

1. Caulk and seal all exterior penetrations, double stubs, gaps, etc. in exterior wall assembly including rim joists spaces as necessary to prevent draft into building envelope.
2. Insulate exterior walls with R-13 fiberglass batt with 3 mil vapor barrier.
3. Install R-19 fiberglass batt box sills on 1st and 2nd floor.
4. Pack space behind 1x4 rim band supporting 2nd floor joists with fiberglass insulation. Insulation to be packed tight to be used as fire blocking.
5. Install R-38 blown in cellulose in 2nd floor ceiling joists and on attic floor where applicable.

DRYWALL

1. Furnish and install new drywall on walls and ceilings.
2. 1/2" gypsum board on walls with drywall returns and 1/2" gypsum board on ceilings.
3. Install drywall shims as necessary for uneven pre-existing framing.
4. Spray orange peel texture on all walls and ceilings.
5. Protect existing millwork at the directive of Habitat.

PAINTING AND STAINING

1. Prime all drywalled surfaces with 1 coat of high build primer.
2. Paint all walls and ceilings with 2 coats of paint. Walls and ceiling to be painted one color.
3. Baths and kitchen walls to be satin, all other areas to be eggshell.
4. Scrape, caulk and paint exposed interior stair stringers from 1st to 2nd floor in satin finish.
5. Scrape, caulk and paint basement stair stringers, treads and risers with "porch and floor enamel" paint in a satin or semi-gloss sheen.
6. Scrape, caulk and paint porch parts where applicable. Consult with Habitat on site.
7. Caulk and paint existing siding, exterior trim, soffit and fascia where applicable. Consult with Habitat.
8. *Habitat to supply all interior paint.*

FLOORING

1. Prep subfloors with floor leveler as needed prior to install new underlayment or finish floors.
2. Install 1/4" AC plywood subfloor underlayment and 6"x36" glue down vinyl plank in first floor common areas including but not limited to all Kitchen, Living, Dining, and Entry spaces. Plywood underlayment to be fastened a minimum of 6" O.C. with 1-1/4" ringshank nails, staples or underlayment screws.

3. Install carpet in all bedrooms, stairs, second floor common areas and their corresponding closets where applicable. Carpet pad to be 3/8", 8lb density. Carpet to be 35 oz.
4. Install 12x12 ceramic tiles spaced 3/8" apart in a stacked pattern over an approved rolled ceramic tile underlayment over 1/4" AC plywood in all bathrooms. Tile allowance not to exceed \$1.00 per square foot. Grout to be sanded, color to be determined.

ELECTRICAL

1. Disconnect existing electrical service and ensure property is safe for demolition.
2. Furnish and install new 100A service, panel and branch circuitry throughout house.
3. *Habitat to furnish exterior meter panel, interior circuit panel with all necessary circuits, exterior disconnect for air conditioning system.*
4. Install temp power and lighting for use during construction. Temp lighting to include pig tails in each room. Temp power to include one GFCI protected outlet on each floor.
5. Furnish and install new outlets, switches and fixtures as required per code. Electrician to provide lighting plan to Habitat for approval prior to starting rough.
6. Furnish and install new smoke and carbon detectors as required per code.
7. Install 220V outlet at range and dryer vent.
8. *Lighting fixtures to be furnished by Contractor per the attached fixture schedule.*
9. Furnish and install (1) exterior GFCI at the front and rear of the house.
10. Provide power to plumbing and mechanical equipment including exhaust fans.
11. Furnish and install (1) T.V. jack in each bedroom, (1) data/phone in Master bedroom and Kitchen and hard wired doorbell system at both entry doors.

PLUMBING

1. Furnish and install new waste and water lines for new plumbing per plan.
2. Furnish and install new laundry tub and faucet, direct vent hot water heater, stainless steel kitchen sink, faucet and spray diverter, bathroom sinks and faucets, toilets and tub/shower modules complete with mixing valve, trim kit and faucet.
3. Furnish all materials not specifically listed but necessary to complete installation.
4. PVC waste and vent and CPVC supply lines are acceptable.
5. Provide new floor drain covers in basement.
6. *Habitat to supply all plumbing fixtures including all sinks, sink faucets, shower faucet and mixing valve, water heater, and toilets.*

STORM, SEWER & WATER LATERALS

1. Furnish and install new 4" sewer and 1" water laterals from city main to building. Includes furnish and installation of meter horn.
2. Provide itemized cost to furnish and install new storm water line to front corner of house for downspout conductors. Habitat to determine if additional lateral is needed.

HVAC

1. Furnish and install new York 60,000btu 95% high efficiency furnace.
2. *Furnace to be supplied to Habitat.*
3. Install new supply and return ductwork as necessary for new layout.
4. Furnish and install exhaust fans and all proper venting.
5. *Exhaust fans to be supplied by Habitat. Broan ZNM80 model on 2nd floor and Broan 684 model on the first floor.*
6. Provide dryer venting connections hard piped to floor.
7. Install new bath fans in each bathroom and duct to exterior.

8. Install new grills and registers throughout house.
9. Install 4" sheetmetal duct to dryer with 90 degree elbow at basement floor. Exterior dryer vent to be installed by masonry during basement window infill.
10. Install new gas pipe from meter to furnace, hot water heater, range and dryer.
11. *OPTION #1: Furnish and install condenser unit for building cooling. Habitat to supply condensing unit and AC coil.*

SECURITY SYSTEM

1. Furnish and install Master control with battery back-up, Digital on/off, 3 motion detectors, 2 Door contacts, Siren, and Digital Cell Module. Include 12-month monitoring services for construction only.

CABINETS, DOORS & MILLWORK

1. Quality Cabinets, Smart Cabinets or comparable cabinet line.
2. Prefinished 3-1/4" colonial poplar base.
3. Prefinished 2-1/4" colonial poplar casing. Prefinished.
4. Prefinished flush hollow core Legacy Spiced Ash pre-hung doors or comparable. Composite jambs. Satin nickel hinges.
5. Kwikset Tustin or comparable Grade 2 residential hardware line and comparable style.
6. 2" wood door pulls with medium duty track on closet doors per plan.
7. No cabinet hardware included.
8. 2-1/4" round pine handrails. Provide cost for raw and unfinished hand rails.
9. All door hardware satin nickel.
10. Entry doors to be 6 panel steel prehung with 6-9/16" wood jambs. Front door to have half-moon lite with door peep installed. Rear door to be 6 panel with door peep installed, no half-moon.

APPLIANCES

1. Furnish and install Whirlpool refrigerator, dishwasher, gas or electric range and range hood in all black finish.

MISCELLANEOUS

2. Include new house numbers on front and rear of building.
3. Include new mail box on front porch.
4. Include dehumidifier in basement for future occupant's use.