

## Contractor Bid Request

July 18, 2025

**Homeowner Name:**

**Project Address:** Hayward, CA 94544

**Homeowner Contact:**

**Structure Type:** MH Double

**Bid Due Date:** **08/01/2025 at 5pm**

**Project Description:** Window Replacement, Flooring Replacement, Bathroom Remodeling, Bathroom Light Fixture, Door Replacements, Appliances, Stairwell Replacement, Skirting Repair.

This Scope of Work was developed by a Habitat for Humanity Inspector based upon an inspection of the property. Items are listed in order of their priority. Contractors must provide an itemized estimate for each item listed below. The selected contractor will be required to provide proof of current license, insurance and workman's comp and submit a completed W-9 in advance of starting the project. Project address and homeowner phone number available upon request.

Any questions or requested modifications should be directed to :

Jason Stewart- Inspector: (669) 758-4868; [jstewart@habitatebsv.org](mailto:jstewart@habitatebsv.org)

**Priority A:** Required items, including code violations and health and safety issues. These items must be completed prior to consideration of general, non-essential property improvements.

**Priority B:** General property improvements. Items to be completed if budget allows.

Priority Letter	Priority Number	Item Description
A	1	<p><b>Replace Window(s)</b></p> <p><b>Window Allowance:</b>            Replace total of <b>9</b> windows in following locations: <b>Replace All Current Windows with Double Pained Energy Saver Windows</b> . Contractor to verify count.</p> <p><b>Inspector Note:</b>            Make all measurements for accurate install and recommend best solution to work with existing interior and exterior conditions. Install new double pane, low E replacement type vinyl window(s) with fusion welded frame and argon insulation layer. All new windows must meet the energy performance standards of California's Energy Code. Unless noted, replacement windows are to fit within existing framed opening. Window type to match existing unless alteration is requested or required by code. Install new exterior and interior casings and touch up paint as needed. Work will include planning, equipment and material acquisition.</p> <p><b>Exceptions:</b> Unless noted scope does not include replacement of security bars and related hardware. When applicable, existing blinds or drapes to be removed, retained and reinstalled.</p> <p><i>*Work to be permitted and inspected (if required).</i></p>

A	2	<b>Replace Sliding Door</b> Replace total of <b>1</b> sliding doors in following locations: <b>Left Rear Siding Glass Door of Unit</b> <b>Inspector Note:</b> All new sliding doors must meet the energy performance standards of California's Title 24 Energy Code. Make all measurements for accurate install and recommend best solution to work with existing interior and exterior conditions. Install replacement type sliding door with fusion welded frame and double pane, low E glass with Argon insulation layer. Door type and dimensions match existing unless alteration is required by code. Install new exterior and interior casings and touch up paint as needed. Work will include planning, equipment and material acquisition, area prep and protection, setup and cleanup. *Work to be permitted and inspected (if required).
A	3	<b>Interior Maintenance and Paint</b> <b>Inspector Note:</b> <b>Repair and paint walls, ceiling, doors and trim throughout interior of home. Properly protect flooring, fixtures, finishes and homeowner belongings. Contractor must refer to lead test results for specific locations and follow lead safe practices.</b> <ol style="list-style-type: none"> <li>1. Address any cracks or damage to ceilings and walls with appropriate sheet rock, joint compound, tape etc.</li> <li>2. Paint entire interior of home. Properly prep all surfaces for paint using appropriate lead safe work practices. Remove all debris and wash surfaces with TSP (as needed). Sand to provide proper adhesion as needed. Prime and paint interior walls, ceiling and trim, including closet interiors unless otherwise noted. Touch-up where paint coverage is inadequate. Interior paint limited to four colors/sheens total unless otherwise agreed upon with contractor. Paint to be of high quality, and color and sheen should be chosen by client.</li> </ol>
A	4	<b>Replace Floors</b> <b>Inspector Note: Replace All Carpeted Flooring In All Areas of Home With Composite Laminate Flooring. Replace all Kitchen Flooring with Updated Composite or Vinyl Roll.</b> <b>Flooring Allowance:(INSPECTOR DETAIL - ~\$5.00 /sf)</b> Flooring allowance includes underlayment, finish flooring and baseboards. Unless otherwise noted flooring material to be replaced in-kind. <ol style="list-style-type: none"> <li>a. Demo and dispose of existing flooring. Repair all damaged, rotted or loose sub-floor and install appropriate underlayment where needed.</li> <li>b. Install new flooring as specified. Flooring to be continuous from room to room when possible. Work will include installation of primed and</li> </ol>

		<p>painted baseboard or ¼ round to match existing trim and all required transitions.</p> <p><b>**Note:</b> Unless specified, price does not include upgrades or repairs to subfloor. All related sheathing, framing and dry rot repair will be completed via change order following demo and inspection.</p>
A	5	<p><b>Bathroom Remodel</b></p> <p><b>Bathroom Materials Allowance: \$4,500.00</b></p> <p>Material Allowance includes tub/shower, surround, shower door/curtain, shower fixtures, vanity, faucet, light fixture, exhaust fan, toilet, hardware set, grab bars, mirror or medicine cabinet and finish flooring.</p> <p><b>Inspector Note: Remodel and Updates for Both Bathrooms removing Tubs and Replacing with Shower Enclosures</b></p> <ol style="list-style-type: none"> <li>1. Demo as necessary to expose and address dry rot, old casing, substandard plumbing, and old wiring.</li> <li>2. Install new high quality vinyl flooring over appropriate underlayment. Price to include cove base or baseboards.</li> <li>3. Install standard tub or shower pan, mixer valve and fixtures.</li> <li>4. Install solid, three-piece wall surround, to code and manufacturer's specifications. To include inset shelving or storage accessories per customer preference.</li> <li>5. Install 3/8" glass shower door or shower rod with weighted curtain <b>(Homeowner to specify)</b></li> <li>6. Install vanity, top and sink, and faucet. Connect lavatory plumbing including new angle stops, metal braid flex water supply lines and P-trap assembly.</li> <li>7. Install grab bars as needed supported on properly supported blocking.</li> <li>8. Install four (4) piece hardware bar set, medicine cabinet with mirror or mirror.</li> <li>9. Electrical modifications as required including new light fixture(s), exhaust fan. Provide code required switching, humidistat and occupancy sensor.</li> <li>10. Install new, low flow toilet. Consult client on type.</li> <li>11. Paint ceiling, walls and trim and doors with two (2) coats semi-gloss paint over primer.</li> </ol>
A	6	<p><b>Exterior Maintenance</b></p> <p><b>Inspector Note: Replacement of Both Access Stairwells on both Carport and Front Entry Sides. For Front Entry Porch Side, Repair and/or Replace Porch as Necessary</b></p> <p>Work to <b>include/exclude</b> accessory structures. Replace visible dry rotted or damaged wood including crawlspace access doors, trim around vents and window/door casing and sills, fascia and rafter tails.</p>

A	7	<b>Replace Kitchen Appliances</b> Appliance Allowance: <b>\$12,500: Replace Existing Oven Set, Stove Range, Hood System, Microwave, Kitchen Sink and Dishwasher with Updated, Energy Efficient Units</b> Ensure proper plumbing, gas and electrical connections and venting prior to installation of the following appliances. Product type (gas/electric) and sizing to be replaced in kind unless otherwise noted. <ol style="list-style-type: none"> <li>1. Oven Set</li> <li>2. Dishwasher</li> <li>3. Kitchen Sink</li> <li>4. Combo Microwave/Vent</li> </ol>
A	8	<b>Exterior Maintenance</b> <b>Inspector Note:</b> Work to <b>exclude</b> accessory structures. Replace visible dry rotted or damaged wood including crawlspace access doors, trim around vents and window/door casing and sills, fascia and rafter tails. Areas for attention and repair are the following: <b>(INSPECTOR DETAIL) Replace and Repair Skirting and Undercarriage of Mobile Home Unit Around All Damaged Areas. Repair and/or Replace Exterior Cover Door for Water Heater</b>
A	9	<b>Replace Pre-hung Exterior Door</b> <b>Door &amp; Hardware Allowance: \$1500.00 per door</b> Replace total of <b>(2)</b> doors in following location(s): <b>Replace Both Unit Doors with Weather Tight Upgrades</b> <b>Inspector Note:</b> Replace door and frame and frame with pre-hung, pre-primed exterior grade door to match existing. Make all measurements for accurate install and recommend best solution to work with existing interior and exterior conditions. All new exterior doors must meet the energy performance standards of California's Energy Code. Install replacement type, pre-hung insulated door. Any lites to be dual glazed, low E glass with Argon insulation layer and 0.35 or lower U factor. Install new casing to match existing style. Work will include planning, equipment and material acquisition, area prep and protection, setup and cleanup. <b>Exceptions:</b> Unless noted scope does not include replacement of security doors or related hardware. *Work to be permitted and inspected (if required).

- Exclusions:** Any items not included in the above scope of work, including:
- a. Correction of existing unpermitted work not disclosed to Habitat or contractor;
  - b. Costs related to temporary displacement of occupants;
  - c. Costs related to storage of homeowner's belongings during duration of project.