

Contractor Bid Request

July 18, 2025

Homeowner Name:

Project Address: Walnut Creek, CA 94596

Homeowner Contact:

Structure Type: Townhome

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

Project Description: Replace Windows, Replace Doors, Install Chimney Cap, Correct Conduit, Repair Tub

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 Harrison- Inspector: (510) 751-6675; jharrison@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>Replace Window(s) Window Allowance: \$2000 Replace total of (7) windows in following locations: (All Windows). Contractor to verify count. Inspector Note: Kitchen window needs to be replaced with a garden window, per HOA. Homeowner and contractor to agree on model and color. We will be using Milgard Tuscany series for the replacement windows and your estimate should reflect this. 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. Exceptions: 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>

		*Work to be permitted and inspected (if required)
A	2	Replace Pre-hung Exterior Door Door & Hardware Allowance: (\$2500) Replace total of (2) doors in following location(s): (Main Entry/Garage Entry) Inspector Note: New doors to be insulated fiberglass or composite that does not require painting. Garage entry door will need some flooring added at threshold to fill in gaps 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. Exceptions: Unless noted scope does not include replacement of security doors or related hardware. *Work to be permitted and inspected (if required).
A	3	Exterior Maintenance Install properly sized chimney cap and ensure tight fit with no access for animals or debris
A	4	Correct Conduit Exterior outlet in garden has a gap in the conduit. Replace the conduit elbow to the fitting and ensure tight fit
A	5	Interior Maintenance Hall bath needs to have the tub resealed where the walls meet the tub. Old trim and patching will need to be cleaned off and caulked as needed. Ensure all is watertight at edges

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