

## Contractor Bid Request

October 24, 2023

**Homeowner Name:** Debra Neal  
**Project Address:** 2 W Lake Dr. Antioch, CA 94509  
**Homeowner Contact:** (916) 338-9489; stamfape@gmail.com  
**Structure Type:** Single Family  
**Bid Due Date:** **11/10/2023**  
**Project Description:** Doors, Window, Electrical, Countertop, Plumbing

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:  
 Jon McPherson – Inspector: (510)-338-9406 [jmcperson@habitatebsv.org](mailto:jmcperson@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 Pre-hung Exterior Door</b></p> <p>Door &amp; Hardware Allowance: (INSPECTOR DETAIL) \$750.00 allowance for prehung solid core door and latch/deadbolt</p> <p>Replace total of (1) doors in following location(s): Man door to garage at side yard</p> <p>Inspector Note:            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).</p>

A	2	<p><b>Repair Exterior Door</b></p> <p>Repair Front main entry door to ensure latch and lock operate smoothly and securely. Work to include new weather stripping and strike plate for door and adjustment as needed.</p> <p>Inspector Note: Exclusions: Does not include replacement of existing hardware. If required, cost will be adjusted via Change Order.</p>
A	3	<p><b>Replace Window(s)</b></p> <p>Window Allowance: \$1,250.00</p> <p>Replace total of 1 windows in following locations: <b>Family Room behind Dining Room</b></p> <p>Inspector Note: 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. *Work to be permitted and inspected (if required).</p>
A	4	<p><b>Replace Light Fixtures - Limit</b></p> <p>Lighting Allowance: (INSPECTOR DETAIL - ~\$100 per light)</p> <p>Inspector Note: Replace existing fan/light in kitchen and existing wall sconces in bathroom.</p>
A	5	<p><b>Replace Faulty Circuits</b></p> <p>Troubleshoot and repair/replace faulty receptacle in dining room.</p> <p>Inspector Note:</p>
A	6	<p><b>Replace Faucet</b></p> <p>Inspector Note: Repair/replace hose bib and water service entry line at front of house.</p>
A	7	<p><b>Replace Faucet and Drains</b></p> <p>Inspector Note: Troubleshoot and repair leaking pipe under sink.</p>
A	8	<p><b>Exterior Maintenance</b></p>

		Provide replacement for missing downspout, paint to match house if homeowner has paint available.
A	9	<p><b>Countertop and Backsplash</b></p> <p>Countertop Allowance: \$1,000.00</p> <p>Replace existing countertop matching existing configuration. Use stone, composite resin, solid surface, or acrylic (cultured marble) as appropriate. Color and/or pattern to be approved by homeowner.</p> <p>Inspector Note: Reuse existing sink, faucet and cooktop. Provide doors with hinges where they are missing. Paint new doors to match existing cabinets.</p>

- 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.