

**TxCDBG Housing Rehabilitation
Work Write-up and Cost Estimate Worksheet**

Applicant/Homeowner:	Ana Maria Chapa	County:	Webb
Property Address:	127 West Eleventh Street	CSHC Contract #:	7220013
	Bruni, Texas 78344	Date of Initial Inspection:	10/7/21
Colonia:	Bruni, TX	Date of Work Write-Up:	12/7/21

General Specifications and Requirements for all Housing Rehabilitation Contracts:

1. All products and materials shall be new in unopened containers and/or packaging.
2. The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.
3. Installation of all products and materials shall be according to the manufacturer's instructions.
4. "Install" means to purchase, deliver, set up, test and warrant a new component.
5. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant.
6. "Repair" means to return a building component to like new condition through replacement of parts, adjustment and recoating of parts.
7. "Reinstall" means to remove, clean, store and install a component.
8. Items identified as required for locally adopted housing standards (Housing Quality Standards, code or other applicable standard as detailed in Program Guidelines) must be performed/installed prior to final payment.
9. A detailed list of work items identified by location (i.e. North, South, East, or West sides) or room shall be included.
10. Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.
11. New materials shall be matched with existing materials so that patching work is consistent with surrounding surfaces.
12. All Change Orders must be approved by TDHCA prior to changed or additional work is performed.
13. Any additional cost due to product or material upgrades is solely the contractor's expense unless authorized by the Contract Administrator and approved by TDHCA.
14. The contractor shall not enter into separate side agreements with the homeowner (or anyone else) to do additional work outside of the Work Write-up or in exchange for work on the Work Write-up.
15. Payment requests shall be based on satisfactory completion of individual or groups of spec items, verified by the Contract Administrator.
16. The contractor is responsible for, and shall verify all field dimensions, sizes, quantities, square footages, lineal footages, etc. before ordering materials, products or supplies. Quantities, square footages, linear footages, etc. listed on the Work Write-up are for the convenience of the contractor. THDCA and the Contract Administrator neither make nor imply any guarantee for the accuracy of these numbers.
17. All electrical work must meet the National Electrical Code adopted by the city or by the state for counties and be completed by a state licensed electrician.
18. All plumbing work must meet the International Plumbing Code adopted by the city or by the state for counties and be completed by a state licensed plumber.
19. On-site portable toilets and dumpsters (or other means of debris removal) shall be provided by the contractor.
20. If digging is required for building a ramp, the contractor is responsible for utilities located prior to breaking ground.
21. Contractor is responsible to comply with all applicable permitting requirements.
22. Contractor is responsible for ensuring that new work does not violate or encroach on property lines, setbacks or easements.

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Inspection Item	Description and <u>exact</u> location of Item Type and action required and/or needed (expand fields if necessary)	Square feet, linear feet, or # of items	Estimated cost per sf, lf, or per item (including labor)	Total Hard Costs	Required for TMCS- Yes/No
Site Work					
Dumpster		1	\$1,000.00	\$1,000.00	
Site Toilet		1	\$1,000.00	\$1,000.00	
Other				\$0.00	
Site Cost:				\$2,000.00	
I. Structural Systems					
Foundation	level the rear of the House to the front.	1	\$4,000.00	\$4,000.00	
Grading/drainage				\$0.00	
Roof	Re- Roof entire House Stucture, install #15 underlayment, Ridge cap Venting and 3 tab shingles with a 25 Year warranty, home owner choice of color. Will also need Gutters, Soffit, Fascia, Venting, Downspouts and splash blocks.	1300	\$14.00	\$18,200.00	
Insulation				\$0.00	
Interior walls	Repair cracked walls of the back rooms of the house, then Prime and Paint with home owner approved color	1200	\$2.50	\$3,000.00	
Exterior Walls	Primer and paint with High Quality exterior latex paint, to include all exterior wood that is replaced with the re-roofing. Owner to choose color	1216	\$2.50	\$3,040.00	
Ceilings	Repair of Popcorn Ceiling where there is damage in parts of the house	1	\$1,000.00	\$1,000.00	
Floors	Remove all flooring From Kitchen, Hallway to restroom and Restroom and install laminate wood flooring. Owner choice of color	500	\$1.80	\$900.00	
Interior doors AC Closet	AC Closet Door Installed with non locking Round knob, any finish on hardware (Chrome, Satin, Brushed Nickel, etc) Prime and Paint	1	\$1,200.00	\$1,200.00	

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Interior Doors Bedroom	Install a bedroom door, hollow core painted to match, regular locking Single Lever (Chrome, Satin, Brushed Nickel, etc) and base board mounted rubber tipped door stop. Prime and Paint	1	\$1,000.00	\$1,000.00	
Exterior doors	Install 2 Pre Hung (36" X 80") and (32' X 80") Energy Star Qualified Exterior Doors prehung double bore exterior door, with trim installed on both sides, Re-use existing knob and dead bolt. Prime and Paint	2	\$1,500.00	\$3,000.00	
Windows and screens	Replace and Install Energy Star Qualified with low-e coating, max U factor of 0.40 & SHGC of 0.35. In each Bed Room should have one double hung 3'X5' egress (Bedroom 1) only has one window to replace to 3'X5'. (Bedroom 2) has 2 windows, replace one with the 3'X5'. (Master Bedroom) has 2 windows, replace one with the 3'X5'	3	\$800.00	\$2,400.00	
Windows and screens washroom and boiler room	Repair 1 (35" X 24") Make sure it locks.	1	\$300.00	\$300.00	
Porch/deck/carport	Repair, Porch landing wood and steps to the front door, Prime and Paint with water seal protective paint. Install 2 Steel Support beams to Carport for support of corner carport roof	1	\$2,500.00	\$2,500.00	
Other				\$0.00	
Structural Systems Cost:				\$40,540.00	

II. Electrical Systems

Service entrance/panel	Rewire house to comply with 2017 NEC. Install a 200 Amp, 12 space 24 circuit outdoor main breaker load center with whole home cut off switch along the same side wall. No higher than 48 " AFF. Install weatherhead breaker box to be located inside of the home	1	\$8,000.00	\$8,000.00	
Branch circuits				\$0.00	
Light fixtures				\$0.00	
Ceiling fans				\$0.00	
Receptacles/cover plates	Replace GFI Receptacles in the restroom and kitchen	4	\$150.00	\$600.00	
Other				\$0.00	
Electrical Systems Cost:				\$8,600.00	

III. Heating, Ventilation, and Air Conditioning Systems

Heating system				\$0.00	
Cooling system					
Ducts/chases/vents				\$0.00	
HVAC Cost:				\$0.00	

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IV. Plumbing System

Kitchen sink	Replace Kitchen Sink with Single Lever faucet, water lines and plumbed. Faucet must be Water Sence Qualified	1	\$600.00	\$600.00	
Bathroom sink/vanity	Repair 30" Vanity Cabinet, Replace counter and sink with Faucet, water lines and plumbed water sence Qualified	2	\$400.00	\$800.00	
Toilets	Repair both Toilets in both Bathrooms, ensure they flush and drain properly.	2	\$200.00	\$400.00	
Tub/shower	Restroom Shower tile removal and replace with Fiber Glass Insert, Rebuild Threshold, Max 5" above finished shower floor. Install cement board on new wet wall.; adjust drain as needed. Utilizing siliconized grout for inside verticle corners. Shower head and faucet water sence Qualified	1	\$4,000.00	\$4,000.00	
Hose bib	Install backflow preventer, relocate all hose bibs to be installed through exterior wall and seal all penetrations	1	\$150.00	\$150.00	
Water heater	Water Heater needs to be re installed and have the plumbing behind the wall plumbed correctly for correct connection of Washer and drain for wasker and correct installation of Boiler	1	\$3,000.00	\$3,000.00	
Septic System				\$0.00	
Other				\$0.00	

Plumbing System Cost: \$8,950.00

V. Appliances

Range/oven/cook top				\$0.00	
Exhaust vents				\$0.00	
Bathroom heaters				\$0.00	
Refrigerator				\$0.00	
Other				\$0.00	

Appliances Cost: \$0.00

Cabinets

Base cabinets	Repair 2 (8 foot Base Cabinet), Home owner will choose the stain and hardware	2	\$1,500.00	\$3,000.00	
Wall cabinets	Repair 1 (8 foot Wall Cabinet) and 1 (10 foot wall Cabinet), Home owner will choose the stain and hardware	2	\$1,500.00	\$3,000.00	
Other				\$0.00	

Cabinets Cost: \$6,000.00

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Miscellaneous

Smoke Alarms	Install in each bedroom, and in the hallway immediately adjacent to bedrooms. Photoelectric, interconnected, Hardwired with battery back up smoke alarms	4	\$150.00	\$600.00	
Other				\$0.00	
Other				\$0.00	
Miscellaneous Cost:				\$600.00	

Work Write-Up and Cost Estimate: Summary

Estimated Costs: \$66,690.00