ALL WOODFRAME HOUSES ARE FULLY FURNISHED. CONTRACTOR IS RESPONSIBLE TO MOVE, COVER, PROTECT AND CLEAN ALL FURNISHINGS. PROVIDE FINAL CLEANING FOR MOVE IN CONDITION.

HAZARDOUS MATERIAL COORDINATION:
1. ALL CONTRACTOR PERSONNEL WORKING ON THE PROJECT SHALL BE CERTIFIED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR LEAD BASED PAINT ACTIVITIES.
2. LEAD WASTE MATERIALS TO BE DISPOSED OF IN OWNER'S LEAD DUMPSTER.
3. CONTRACTOR TO SEPARATE OUT NON-LEAD WASTE MATERIAL AND DISPOSE OF IN CONTRACTOR'S DUMPSTER.

EXTERIOR PAINTING/ CARPENTRY/ MASONRY:
1. REMOVE RAISED AND CAVITY PAINT AND REPAINT ANY DAMAGED OR DETERIORATED EPS AREAS AND CRACKS.
2. PERFORM CARPENTRY REPAIR TO ENTRY PORTICO ON SOUTH ELEVATION.
   2.1 REPLACE SQUARE AND ROUND FLUTED COLUMNS IN TOTO WITH NEW TO MATCH EXISTING.
   2.2 REPLACE DETERIORATED SECTIONS OF SOFFIT BOX ABOVE DUE TO EXTENSIVE WATER DAMAGE.
   2.3 PROVIDE NEW METAL CAP FLASHING ON FLAT AND DIAGONAL SURFACES OF TABLATURE ABOVE AND MAKE WATER TIGHT.
3. PREP, PRIME AND PAINT EXISTING HOUSE TO INCLUDE BUT NOT BE LIMITED TO ALL EXTERIOR ELEVATIONS, PORTICO, SILLS, DOORS, DOOR TRIM, SURROUNDING, DECORATIVE TRIM, MOLDINGS, FAN LIGHTS, SOFFITS, COLUMNS, Fascia Boards, Porch Support Posts, Ceilings, Horizontal and Vertical Fascia Boards, Metal Caps, Stucco Foundation, Conduit, Wiring, Piping and All Other Exterior Paintable Surfaces.
4. CAULK AROUND ALL DOORS, TRIMBOARDS, LARGE HOLES AND CRACKS.
5. PROVIDE FRAMING AND COVER AT OPENINGS UNDER NORTH STONE PATIO. PAINT TUDOR BROWN.
6. REPAIR AND PAINT TRIM AROUND NORTH ENTRY WOOD TRIM TO MATCH EXISTING.
7. PERFORM CARPENTRY REPAIR TO SIDES AND TRIM OF DORMERS.
8. PROVIDE NEW BLOCK LINTEL ON SOFFIT ON WEST ELEVATION.
9. PROVIDE WOOD CONSOLIDATION OR REPLACE EXTERIOR WINDOW SILLS. QTY 24 IN BASE BID.
10. REPAIR AND INSTALL NEW BATHROOM EXHAUST VENT COVER ON EAST ELEVATION, SECOND FLOOR.
11. DO NOT PAINT BROWNSTONE FOUNDATION. DO NOT PAINT CONCRETE / STONE STAIRS.
12. COLOR SCHEDULE: ALL PAINT TO BE SHERWIN WILLIAMS EMEERALD
   12.1 BODY: SHERWIN WILLIAMS COLOR: BUNGALOW BEIGE SW7511
   12.2 TRIM/SOFFIT/BRACKETS/FASCIA BOARDS/POSTS/CHIMNEY: COLOR TO MATCH BENJAMIN MOORE NAVAJO WHITE
   12.3 PORCH CEILING: SHERWIN WILLIAMS BLUE HORIZON SW6497
   12.4 EXTERIOR OF ALL DOORS: COLOR TO MATCH BENJAMIN MOORE COTTAGE RED
   12.5 KEMBOND PRIMER AND SHURCRYL TOP COAT TO BE USED FOR ALL METAL MATERIALS, RAILINGS, COLOR TO BE BLACK
13. REMOVE / REINSTALL GUTTER LEADERS AS REQUIRED FOR COMPLETE PAINT COVERAGE. PROVIDE MOUNTING HARDWARE AS REQUIRED. CAULK FOR A WATER TIGHT INSTALLATION. PREP AND PAINT TO MATCH ADJACENT HOUSE COLOR.
14. REPOINT BROWNSTONE STEPS AT SOUTH ENTRY.
15. REPOINT CAVITIES AT BASE OF EAST STAIR.
16. PLACE TOPSOIL IN DEPRESSION FROM USE OF LIFTS. GRADE AND SEED TO REESTABLISH GRASS AT ALL DISTURBED AREAS.
WINDOW REPAIR / WINDOW RESTORATION OPTIONS

1. PVC COMPOSITE SASH AND FRAME.
2. WHITE INDOOR AND EXTERIOR PVC FRAME.
3. 3-1/4" FRAME, DOUBLE GLAZED, ENERGY STAR, LOW-E ARGON FILLED.
4. EXTERIOR GRID TO BE 3/8" DIMENSIONAL DIVIDED LIGHTS (DLU) WITH 3/4" CONTOURED GIG.
5. HALF EXTRUDED ALUMINUM SCREENS WITH CARBONLESS FIBERGLASS MESH.
6. DOUBLE SASH LOCK, SASH UPHOLSTERY, WINDOW OPERATING CONTROL (DOORS) FACTORY INSTALLED.
7. CONFIGURATION FOR ALL DOUBLE HUNG WINDOWS AS NOTED ON THE DRAWINGS. PROVIDE WINDOW SCHEDULE AND SHOP DRAWING ELEVATION TO OWNER FOR APPROVAL PRIOR TO ORDERING.
8. STAIRWELL WINDOWS SHALL BE INSULATED TEMPERED WITH LOW-E ARGON, AS REQUIRED BY CODE.

WINDOW RESTORATION

3. ACCEPTABLE CONTRACTOR: BI-GLOASS OF CONNECTICUT; RICHARD FRITZER; 860-250-2863
3.1 TOP FIXED SASH WEATHER STRIPPED AT MEETING RAIL END TO PREVENT AIR INFRINGEMENT. MEETING RAIL (CHECK RAIL) WEATHER STRIPPED WITH SILICONE RUBBER TUBE SEAL ON UPPER SASH.
3.2 EXTERIOR MUNTINS APPLIED TO EXTERIOR GLASS WITH NORTON INTERIOR RATED GLAZING TAPE (BLACK) TO FOLLOW INTERIOR MUNTH CONFIGURATION. FLEXIBLE CAULK TO FILL Voids.
3.3 EXTERIOR GLAZING STOP AND MUNTINS FABRICATED FROM D-SELECT PINE, OR BETTER, AND PRIMED WITH WHITE KILZ PRIMER.
3.4 LOWER SASH OPERATIONAL AND UPPER SASH FIXED (OR BOTH SASHES CAN BE MADE OPERATIONAL)
3.5 BOTTOM SASH TO BE WEATHER STRIPPED AT PARTING RAIL "RIGHT ANGLE" WITH JAMBOARDS USING SCHLEGEL POLYURETHANE WEATHER STRIPPING.
3.6 EXTERIOR WOOD GLAZING STOP INSTALLED IN BED OF SILICONIZED ACRYLIC SEALANT WITH SUPPLEMENTAL NAILING GLAZING PUTTY OR COMPOUND ELIMINATED. EXTERIOR MUNTINS APPLIED TO EXTERIOR GLASS WITH NORTON EXTERIOR RATED GLAZING TAPE (BLACK) TO FOLLOW INTERIOR MUNTH CONFIGURATION, FLEXIBLE CAULK TO FILL Voids.
3.7 BOTTOM OPERATING SASH WEATHER STRIPPED AT BOTTOM RAIL WITH SILICONE RUBBER TUBE SEAL.
3.8 TOP FIXED SASH WEATHER STRIPPED OR CALKED AIR TIGHT.
3.9 MEETING RAIL (CHECK RAIL) WEATHER STRIPPED WITH SILICONE RUBBER TUBE SEAL ON UPPER SASH.
3.10 SASHES TO HAVE WOOD PILE INSTALLED AT MEETING RAIL ENDS TO PREVENT AIR INFRINGEMENT.
3.11 EXTERIOR GRID TO BE 5/8" SIMULATED DIVIDED LITES (SDL) WITH 3/4" CONTOURED GBG.
3.12 TWO CUSTOM SASH STOPS INSTALLED AT TOP OF JAMBOARD TO PREVENT BOTTOM SASH FROM TRAVELING BEYOND THE LIMITS OF THE HIDDEN BALANCE.
3.13 SASHES TO HAVE WOOD PILE INSTALLED FOR SMOOTH OPERATION AND TO PREVENT PAINT RUBBING ON WOOD.
3.14 TOP FIXED SASH INSTALLATIONS BI-GLASS TO PAINT OR STAIN UPPER AND LOWER MEETING RAILS WHICH WILL BE EXPOSED (WHEN WINDOWS ARE OPENED) WITH LATEX BASED PAINT OR WATER BASED STAIN TO BLEND WITH FINAL WINDOW COLORS.
3.15 PROVIDE NEW HALF SCREENS
3.16 PAINT RESTORED SASHES AND TRIM
3.17 APPLY TO EITHER PROCESS SELECTED:
4. REPLACE EXTERIOR WINDOW TRIM AS REQUIRED. PAINT TO MATCH EXISTING.
5. REPAIR SASH WEIGHT POCKETS WITH NON-FIBERGLASS BATT INSULATION, APPLY SEALANT TO HEAD AND JAMS OF EXISTING SASH STOPS AND THEN INSTALL NEW WINDOWS. FILL Voids BETWEEN OLD AND NEW WITH GREAT STUFF WINDOW CEMENT INSULATING FOAM SEALANT, TRIM INTERIOR WITH NEW TRIM PIECES AS REQUIRED AND SEAL PERIMETER INTERIOR WITH CLEAR CAULK TO ELIMINATE THE POTENTIAL FOR ANY AIR INFILTRATION. CALK EXTERIOR TO MATCH WINDOW TRIM PAINT COLOR.
6. MATCH INTERIOR TRIM PROFILE TO MATCH EXISTING.
7. PROVIDE NEW WINDOW TREATMENT HARDWARE AS REQUIRED FOR PROPER REINSTALLATION.
8. INSTALL NEW WOOD EXTERIOR STOPS WHERE EXISTING ARE UNUSABLE; STOPS SHALL BE FLUSH TO THE FACE OF THE EXISTING EXTERIOR WINDOW TRIM TO COVER EXPOSED EXTERIOR WOOD JAMS AND HEAD. SIX INCHES PRIME AND PAINT. CALK EXTERIOR OF ALL WINDOWS.
9. PROVIDE WOOD CONSOLIDATION OR REPLACE EXTERIOR WINDOW SILLS. QTY 24 IN BASE BID.
1. **INTERIOR FURNISHINGS**
2. **KITCHEN APPLIANCES & ACCESSORIES**

**HAZARDOUS MATERIAL COORDINATION**

- All contractor personnel working on the project shall be certified by the EPA for lead-based paint activities.
- General contractor shall properly remove and dispose of lead-containing materials in the owner's lead dumpster in compliance with EPA, OSHA, and Wesleyan University's lead-based paint requirements.
- All non-lead materials shall be disposed of in the contractors supplied dumpster.
- Owner shall hire an ACM abatement contractor to abate the kitchen flooring.

1. **FIRST AND SECOND FLOOR CORRIDORS INCLUSIVE OF INTERMEDIATE STAIRS, MAIN STAIR TO SECOND FLOOR, COMMON AREA AND MEDITATION ROOM**
   - Remove existing carpet and recycle properly.
   - Provide floor prep for installation of new carpeting.
   - Provide and install interface carpet tile
     - 4.1: Monochrome #10 1829 CROCUS
   - Provide 1/4 round for painter to paint, Sherwin Williams Promar 200, Wesleyan White #2532, Gloss.
   - Provide transition strips at doors/flooring transitions.

2. **BEDROOM #101T, 102, 105, 202, 207, 211, 216, 219**
   - Remove existing carpet and recycle properly. Provide owner with manifest.
   - Prep existing substrate to accept new 3/4" wood flooring.
   - Provide and install floor muffs/underlayment.

**COORDINATE FLOORING TYPE WITH OWNER. PURCHASE FROM LUMBER LIQUIDATORS, CLEARANCE OPTIONS FOR $2.00/ SF FOR MATERIAL.**