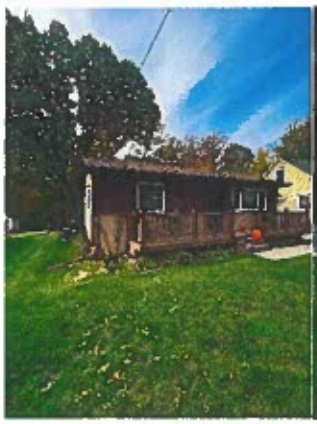
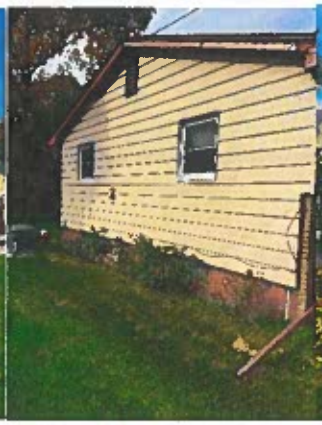
2026TCLEM-61 GRUBAUGH 3403 2 STREET E. MOL SCOPE NOTES 10/26/2026



FRONT ELVATION



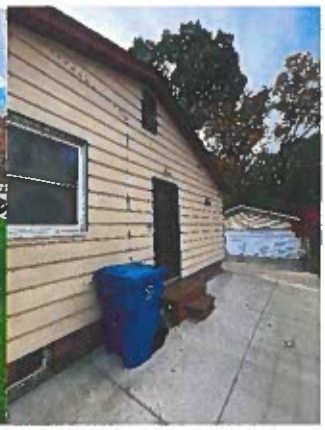
SIDE A



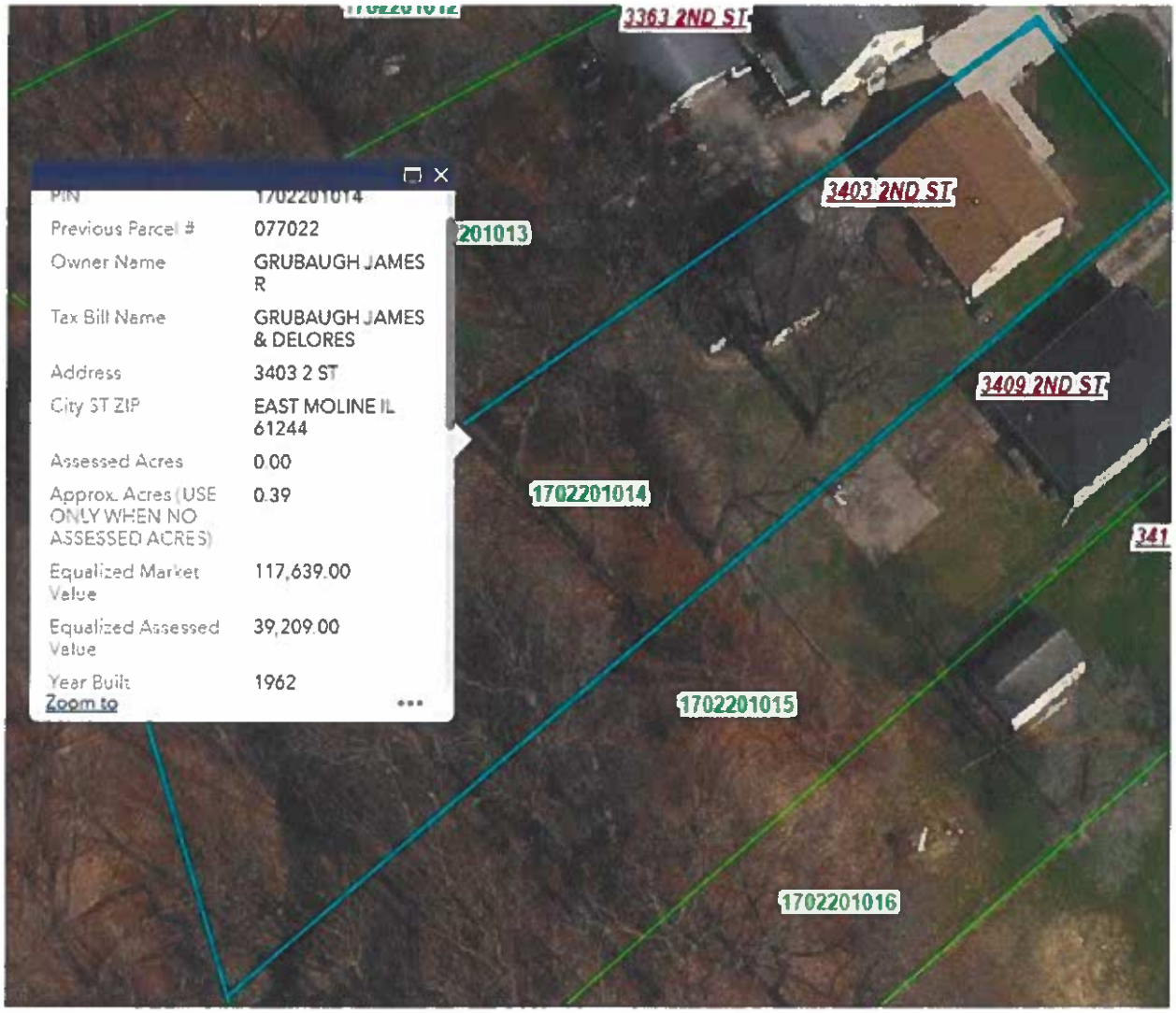
SIDE B



SIDE C



SIDE D



Proposed improvements to Property:

Interior

- Replace Windows on Main Level
- Replace Windows in Basement
- Remove and Replace Furnace (1996)
- Remove and Replace Water Heater (1994)
- Complete 2 Piece Basement Bathroom
- Update Main Level Bathroom to Accommodate ADA Needs

Exterior

- Seal Concrete where Driveway meets Foundation
- Remove and Replace A/C Unit (1996)

INTERIOR IMPROVEMENTS

2026TCLEM-61 GRUBAUGH 3403 2 STREET EAST MOLINE
WINDOW PLAN MAIN FLOOR



Spec#2980 WINDOW—VINYL DBL HNG DBL GLZ

Remove and replace main floor windows Living Room A1,A2,A3,D1, Bedroom A4,B1, Bedroom B2,C1, Bathroom C2, Kitchen C3



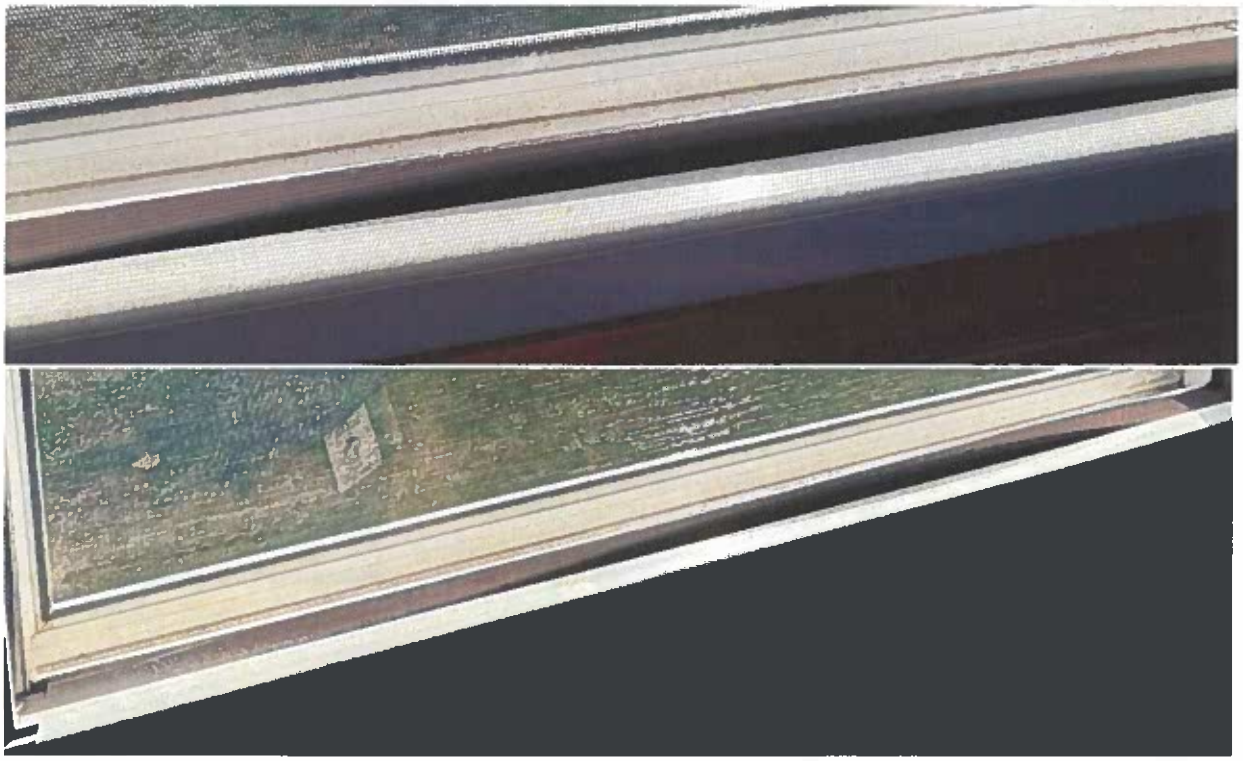
Windows A4 A3 A2 A1



Window D1 B2 Windows B1



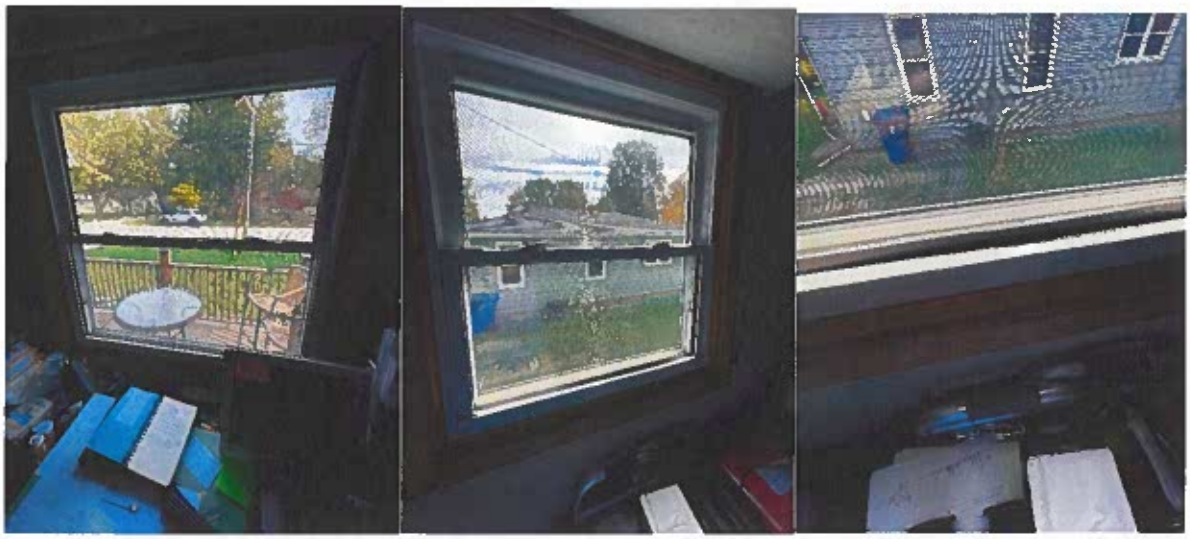
C3 Windows C2 C1



Interior Window Deterioration



Interior Window Deterioration



Interior Window Images



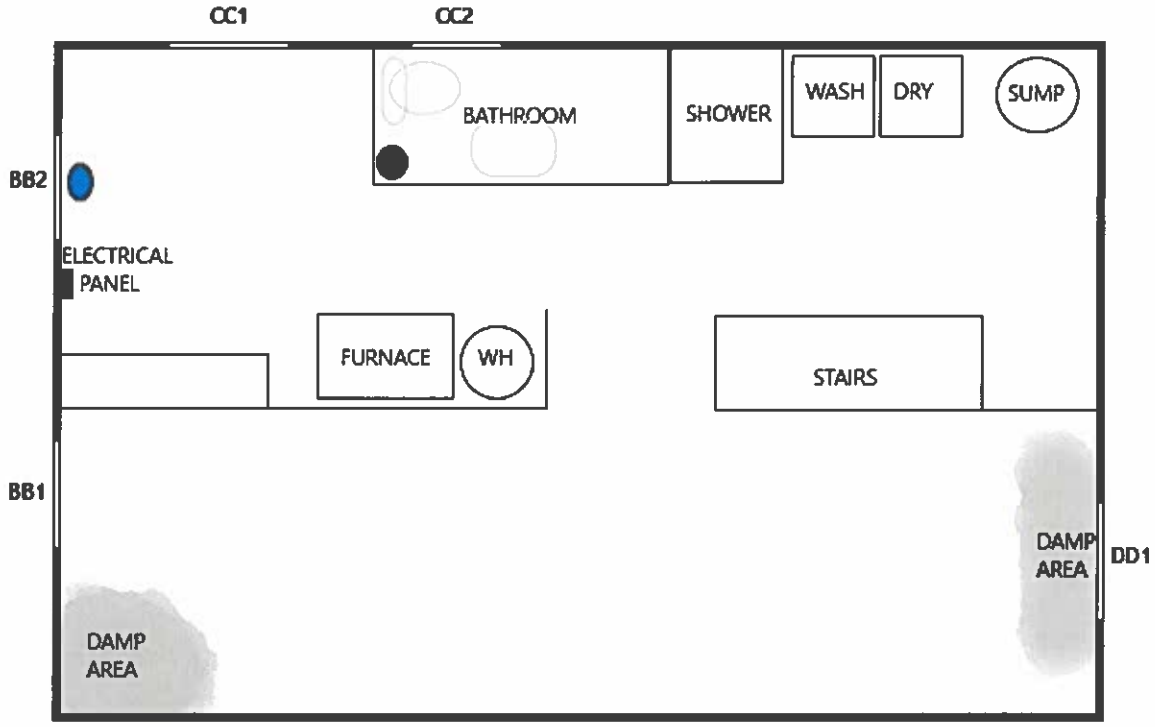
Interior Window Images



Interior Window Images

2026TCLEM-61 GRUBAUGH 3403 2 STREET EAST MOLINE

WINDOW PLAN BASEMENT PLAN



Spec#2986 WINDOW—VINYL BASEMENT SLIDER



BB1 WINDOW BB1 INTERIOR



BB2 WINDOW



BB2 INTERIOR



CC1 WINDOW



CC1 INTERIOR



DD1 WINDOW



DD1 INTERIOR

Spec#6032 FURNACE---GAS REPLACE 80,000 BTU

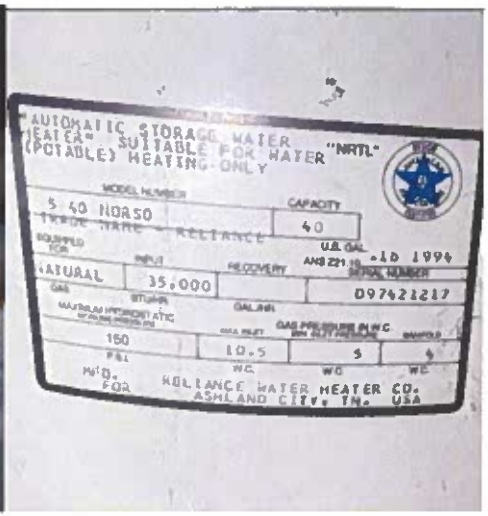






Spec#7065—WATER HEATER 40 GAL





Spec#7175 BASEMENT BATH—2 FIXTURE(COMM,LAV)





Spec#7180 BATH—FULL(COMM/LAV/TUB/SHOWER)



EXTERIOR IMPROVEMENTS

Spec#904—CONCRETE SLAB-CRACK REPAIR



Spec#6185 A/C—REPLACE CENTRAL UNIT



SPECS BY LOCATION/TRADE

11/5/2026

Pre-Bid Site Visit: 11/10/2026 10:00:00 AM
Bidding Open Date: 11/5/2026 2:30:00 PM
Bidding Close Date: 11/19/2026 2:30:00 PM
Initial: _____

Case Number: 2026TCLEM-61 GRUBAUGH
Project Manager: Christopher Day
Phone: 3095242053

Address: 3403 2 Street **Unit: Unit 01**

Location: 1 - General Specifications Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	**General Requirements**				
1	**PROPERTY INFORMATION** NAME Delores/Jim Grubaugh ADDRESS 3403 2 STREET, East Moline, IL 61244 PHONE NUMBER (309)912-0515 EMAIL: djgbaf@aol.com NOTES:	1.00	AL	_____	_____
2	**MAXIMUM BID AMOUNT** The scope of work may be modified to lower the total cost of the repairs to align with the maximum grant amount permitted if the total cost on all bid summary sheets exceeds the maximum grant amount. The specification items to delete will be removed from all submitted bids based on the scope of work bid summary sheets that have been turned in and accepted, without bias. The revised bid will then be awarded to the most responsible bidder.	1.00	AL	_____	_____
5	**OWNER'S FINISH SELECTIONS** The owner shall select finish, colors, styles & types of materials from pre-mixed, in stock options. The contractor & property owner shall submit to the Agency, a copy of the agreed upon colors, styles and types of materials prior to job start.	1.00	DU	_____	_____
20	**CASH ALLOWANCE - BASIS** Where specified, cash allowances shall include the wholesale or "contractor's" cost of materials, including taxes, cartage and setup on construction site.	1.00	GR	_____	_____
24	**MANUFACTURER'S SPECS PREVAIL** All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	_____	_____
30	**WALL NAMING PROTOCOLS** Walls and attached components shall be identified with the letters A, B, C, D and so forth. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D, E, etc. To name components, for example, a window as a subset of 4 windows on the D wall, the first would window is Window 1D. The last is window 4D. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Patch the upper right side window casing at opening D3.	1.00	EA	_____	_____
31	**CONSTRUCTION DEFINITIONS** "Install" means to purchase, set up, test and warrant a new component. " Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	_____	_____
77	**NEW MATERIALS REQUIRED** All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	_____	_____
90	**1 YEAR GENERAL WARRANTY** 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.	1.00	DU	_____	_____

Address: 3403 2 Street		Unit: Unit 01			
Location:	**1 - General Specifications**	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	**Spec**	**Quantity**	**Units**	**Unit Price**	**Total Price**
Trade: 1	**General Requirements**				
115	**PERIODICALLY REMOVE DEBRIS**	1.00	DU	_____	_____
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.					
140	**Warrantee and Manuals**	1.00	GR	_____	_____
Provide owner with copies of all Owner's Manuals and Warranties for any and all work related to the project.					
Trade: 9	**Environmental Rehab**				
9003	**LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES**	1.00	DU	_____	_____
The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.					
9047	**Renovate Repair And Painting Rule Certification**	1.00	AL	_____	_____
Contractors and sub-contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. All contractors should follow these three simple procedures: Contain the work area. Minimize dust. Clean up thoroughly. Training certificates must be maintained on-site at all times. The Certified Lead Renovator is required to post signs, build the containment, and are responsible for assuring a clean and safe space after project completion. Maintain records for 3 years per EPA requirements.					
				Location Total:	_____
Location:	**2 - Interior**	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	**Spec**	**Quantity**	**Units**	**Unit Price**	**Total Price**
Trade: 10	**Carpentry**				
2980	**WINDOW--VINYL DBL HNG DBL GLZ**	10.00	EA	_____	_____
Remove and replace deteriorated non-functioning double hung windows on Main Level of home. There are a total of 10 windows in need of improvements. Windows in the home look well maintained. They have deteriorated over time. The windows do not close all the way due to warping, the locking mechanisms do not always work and the sash framing is separating from years of sun and moisture. The seal on the bottom sash has moved and no longer provides a proper moisture barrier or insulation. Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen. Caulk, interior casing and exterior trim. Prime and paint interior trim. Wrap exterior trim in aluminum.					
Window Locations: Side A - A1,A2,A3 Living Room A4 Bedroom Side B - B1 Bedroom B2 Bedroom Side C - C1 Bedroom C2 Bathroom(tempered/opaque) C3 Kitchen Side D - D1 Living Room					
2986	**WINDOW--VINYL BASEMENT SLIDER**	4.00	EA	_____	_____
Remove and replace non functioning wooden single pane window in basement bedroom. Windows are severely deteriorated allowing moisture to enter the basement. Field measure, order and install a vinyl awning double glazed, single lite basement window with screen. Wrap exterior in aluminum and caulk if able,complete concrete sill when replacing in concrete block foundation, prime and top coat all trim.					
Trade: 21	**HVAC**				

Address: 3403 2 Street		Unit: Unit 01			
Location:	**2 - Interior**	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	**Spec**	**Quantity**	**Units**	**Unit Price**	**Total Price**
Trade:	**21 HVAC**				
6032	**FURNACE--GAS REPL 80,000 BTU**	1.00	EA	_____	_____

Replace 30+ year old failing furnace. The average life expectancy of a furnace is between 15 and 20 years. This furnace is dated 1996. Unit has outlived use. Install a 80,000 BTU, intermittent pilot, gas fired, forced air, furnace to existing plenum and gas line. Include power humidifier, set pack controls, flue pipe, and new shut-off valve.Connect thimble breaching to chimney per code. Provide separate power circuit & operating manual. System to maintain 70 F indoor temp. when outside temp is -10 F. Min AFUE rating of 86.

Trade:	**22 Plumbing**				
7065	**WATER HEATER--40 GALLON GAS**	1.00	EA	_____	_____

Address 32 year old water heater. Well maintained water heaters have a typical lifespan of 8 to 12 years. This water heater was installed in 1994 and has outlived its lifespan. Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping with new shut-off valve to fixture. Dispose of old water heater in code legal dump.

7175	**BATH BASEMENT--2 FIXTURE (COMMODE,LAV)**	1.00	EA	_____	_____

Address incomplete bath in basement. PVC waste and vent are roughed in. Bring plumbing up to code. Install commode (ALLOWANCE $250) and a vanity with sink and faucet (ALLOWANCE $650). Provide waste drain plumbing for sink to code. Run copper water lines to service commode and vanity sink with location shut-offs. Install ceiling light with exhaust fan (ALLOWANCE $150) with switch. Vent to the exterior, Side C. Install interior door(ALLOWANCE $150) primed and painted. Complete bathroom interior walls with moisture resistant drywall. Prime and paint walls. Paint concrete floor with acrylic latex or specialized masonry/"waterproofing" floor paint. This will allow water vapors to escape preventing bubbling or peeling and are easy to clean with soap and water. Homeowner's choice of paint colors and interior finishes.

7180	**BATH MAIN--3/4 (COMM/LAV/SHOWER)**	1.00	EA	_____	_____

Address deteriorating main bathroom that has moisture and drainage issues. Address accessibility issues. Applicant requires leg brace and needs to have easy access to main floor bathroom. Seal working areas to prevent errant dust. Remove existing light fixture. Install new vent/light in bathroom ceiling. Provide power and switch for ceiling fixture(ALLOWANCE-$160 VENT/LIGHT). Vent to exhaust to exterior as required by IRC.
Replumb bathroom and provide copper service lines and waste lines from walk-in tub, ADA toilet and vanity/sink. Remove and replace water lines to and drain lines from bath tub including a single head shower with accessible shower wand. Install new ADA compliant walk-in tub/shower combo with seating area, faucet and wand(ALLOWANCE $5000 TUB/SHOWER COMBO) and new tub surround(ALLOWANCE $650 SURROUND) allowing for window opening. Install new shut-offs and drainage system. Remove and replace commode with a water saving ADA commode with tank and toilet seat(ALLOWANCE - $I300 TOILET) including shut-off and supply line including scutcheon plates. Remove and replace vanity with sink and water supply to new vanity(ALLOWANCE - $300 VANITY) and sink including single control faucet(ALLOWANCE-$100 FAUCET). Include p-trap and drain, new water shut-off valves including scutcheon plates on all supply & waste lines. Install new medicine cabinet with switched light above vanity(ALLOWANCE - $300 CABINET W/LIGHTS). Remove existing tile flooring and install new luxury vinyl flooring. Use a low profile transition from bath to hall with the least amount of trip hazard. Remove and replace base trim. Remove any and install new grab bars in main bathroom. Skim coat or overlay with water-resistant drywall to existing walls and install new trim. Prep and paint interior of bathroom include walls, ceiling, trim and door. Homeowner to pick paint colors and style, color, and finish of allowance items.

Location Total: _____

Location:	**3 - Exterior**	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	**Spec**	**Quantity**	**Units**	**Unit Price**	**Total Price**
Trade:	**6 Concrete & Paving**				
904	**CONCRETE SLAB - CRACK REPAIR**	1.00	AL	_____	_____

Address water infiltration on Side D where driveway meets house foundation. Concrete window sill Side D has deteriorated around basement window allowing water to seep into the interior walls. Seal concrete along entire Side D of home after window replacement. Clean area to be repaired and chisel or grind
"V" shaped groove at crack. Patch with waterplug cement flush with existing surface. Clean joint between slab and

Address: 3403 2 Street		Unit: Unit 01			
Location:	**3 - Exterior**	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	**Spec**	**Quantity**	**Units**	**Unit Price**	**Total Price**
Trade:	**6 Concrete & Paving**				
	foundation, install backer rod, seal surface with self-leveling sealant. Allow 24 to 48 hours to cure.				
Trade:	**21 HVAC**				
6185	**A/C--REPLACE CENTRAL UNIT**	1.00	EA	_____	_____
	Remove and replace an AC Unit installed in 1996. This is a 30 years old A/C unit. On average, a well maintained air conditioning system can last around 10 to 15 years. Size unit to location Install central A/C system w/ min SEER Energy Star compliant, including condensing unit, A type coil, control & power wiring. insulated freon lines, plenums, ext pad & connections to create a product capable of 68 F interior when ext is 100 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty.				

Location Total: _____

Unit Total for 3403 2 Street, Unit Unit 01: _____

Address Grand Total for 3403 2 Street: _____

Bidder: _____