

Request for Proposal

We are seeking proposals for construction of a residence for Charlotte Crandall at the following address:

3968 Modesto Dr., San Bernardino CA 92404

The residence previously on this lot was destroyed in Oct 2003 by the Old Fire. Plans for the project are currently at the city building department for review. Please find a copy of the plans attached which were submitted to the building department.

We will be using a San Bernardino based construction escrow funding service called "Escrow Funding Service". Their contact number is 909-885-6531.

Please submit your bid to the Project Manager, Lila Hayes, no later than March 21, 2005 at 12:00 noon. You can contact her with any questions or clarifications regarding this project.

Please also find attached detail regarding each of the following areas.

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General Conditions

1.01 WORK COVERED BY CONTRACT DOCUMENTS

- A. Work of this Contract comprises general construction of Charlotte Crandall Residence complete, including earthwork, on and off-site utilities, paving, fire protection, mechanical, electrical, and incidental related work.
- B. Construction shall be in conformance with the Uniform Building Code, current adopted edition, and all local codes and ordinances.

1.02 CONTRACTOR'S RESPONSIBILITIES

- A. In addition to the work described elsewhere in the Contract Documents, the Contractor shall be responsible for:
 - 1. All fees and permits for plumbing, mechanical and electrical. The Owner shall be responsible for obtaining the Building Permit.
 - 2. Coordination with all utility companies and public agencies including but not limited to, the City and County of San Bernardino, Southern California Edison, Southern California Gas Company, Pacific Bell and Chambers Cable Television.
- B. Cautions: Because of the limitations of available as-built information, there is no assurance that all existing utilities are shown. The contractor shall proceed with caution to ensure that all utilities encountered, whether or not of record, shall be protected from damage. The contractor shall take all precautions necessary to protect himself, all his employees and subcontractors, and the general public from injury, which may result from contact with utility services.

1.03 CONTRACTOR USE OF PREMISES

- A. The Contractor shall confine the storage of materials and the operations of his workforce to limits indicated by law, ordinances, permits, the drawings and shall not unreasonably encumber the premises.
- B. Contractor shall be limited to the immediate site area for storage of all materials and equipment. No storage on adjacent City streets or adjoining site areas will be permitted.
- C. There shall be no accumulation of any debris, waste, surplus building materials in any portion of the building or job site. Remove all debris on a daily basis to a legal dumpster and arrange for disposal on a regular basis.
 - 1. Refer to Section 2.0, "Cleaning" for additional cleanup requirements.

1.04 SPECIAL CONDITIONS OF USE OF PREMISES

- A. The maximum use of "low-noise emission products" as certified by the Environmental Protection Agency shall be made when available. No loud music will be permitted.
- B. Harassment: There shall be no whistling, hooting, cat-calling or any other sort of verbal harassment of individual passing by in the vicinity of the construction site.
- C. Street parking will be permitted, where allowed by law.

1.05 RESTRICTIONS ON OPERATIONS

- A. Restrictions upon interrupting utility services: Existing utility service must be maintained at all times.
 - 1. Ensure that new utility lines are complete including testing, except for the connections, before interrupting existing service.
 - 2. A minimum of 15 days notice is required prior to making any utility cutovers.

1.06 JOB SITE SAFETY

- A. In submitting a bid, Contractor assumes all responsibility for construction means and methods and the maintenance of job-site safety of the Contractor's own forces, sub-contractors, agents of the Owner, consultants to the Owner, and the general public.
- B. During the entire construction period, it shall be the responsibility of the Contractor to maintain conditions at the job site so as to meet in all respects the requirements of the Occupational Safety and Health Act, OSHA. This provision shall cover the Contractor's employees and all other persons working upon or visiting the site. To this end, the Contractor shall inform himself and his representative of OSHA standards.

1.07 SECURITY PROCEDURES

- A. Contractor shall limit access to the site to persons involved in the work. Contractor shall completely enclose site with semi-permanent fencing.
 - 1. The Contractor shall be fully responsible to the Owner for acts of his subcontractors and of persons directly employed by him.
- B. Contractor shall provide secure storage for materials for which the Owner has made payment and which are stored on site.
- C. Contractor shall secure completed work as required to prevent loss.
 - 1. Protective methods shall be at the discretion of the Contractor as long as said methods comply with other provisions of the Contract.
 - 2. Wherever such damage does occur, the Contractor shall, at no expense to the Owner and as directed by the Owner's Representative, completely repair all damaged work.

1.08 SHORING AND BRACING

- A. The Contractor shall be responsible for the design and construction of all needed shoring and bracing necessary to construct this project and shall have a licensed Civil Engineer design it. Costs for design of shoring and bracing shall be borne by the Contractor.
- B. Shoring is considered to be adequate sheeting, shoring, bracing, or equivalent method for (1) protection of life and limb which conform to applicable safety orders; (2) protection of existing underground and above ground private and public improvements; and (3) the remedy of any and all conditions encountered, regardless of depth, (including, but not limited to trench sloughing, pavement separation, etc.) during the construction of the project.
- C. The Contractor shall notify the Architect if unusual or latent or presently unknown conditions are encountered which might affect the structural stability of work to follow, or if existing conditions are found to be different than those indicated.

1.09 COORDINATION

- A. The Contractor shall check all drawings furnished him immediately upon their receipt and shall promptly notify the Architect of any discrepancies. Figures marked on drawings shall in general be followed in preference to scale measurements. Large-scale drawings shall in general govern small-scale drawings. The Contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors, which might have been avoided thereby.
- B. Omissions from the drawings or specifications or the miss labeling of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed, shall not relieve the Contractor from performing such omitted or mislabeling details of the work but they shall be performed as if fully and correctly set forth and described in the drawings and specifications. Coordinate work of the various sections to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.

1. Work not specifically indicated or specified but which is required for the completion of the work shall be provided in the same manner as similar work, which is required or specified without additional charge to the Owner.
 2. Where a portion of the work is drawn and the remainder is indicated in outline, the drawn portion shall also apply to all other like portions of the work. Where particular installation or details are indicated by outline, marked "typical" or are obviously intended to match similar items shown in greater detail elsewhere, they shall be completed as if fully drawn, detailed or specified in strict compliance with the requirements of other similar parts of the work.
- C. Verify characteristics of elements of interrelated operating equipment are compatible; coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
1. The actual limitations of work in the various trades and/or sections of the specifications are the responsibility of the Contractor.
 2. Where devices or items, or parts thereof, are referred to in the singular, it is intended that such reference shall apply to as many such devices, items or parts as are required to complete the work properly.
- D. Coordinate space requirements and installation of mechanical and electrical work, which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduits, as closely as practicable; make runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
1. The placement of pipes, conduit, etc., and the location, size and reinforcement of holes in the building structure shall conform to the structural drawings and specifications. When the requirements of the Mechanical, Electrical, Sprinklers, or drawings are in conflict with the structural requirements, the structural requirements shall take precedence. Where the safety of the building structure is threatened, due to mechanical, electrical or other work or holes required for such work, modifications shall be made as directed by the Owner.
 2. It is the Contractor's responsibility to coordinate the work so as to minimize conflicts and optimize efficiency.
- E. In finished areas, except as otherwise shown, conceal pipes, ducts, and wiring in the construction. Coordinate locations of fixtures and outlets with finish elements.
- F. CORRELATION AND INTENT OF DOCUMENTS
1. It is the intent of the Documents to establish minimum quality and certain design standards that must be met for this project. All products and systems shall be installed in no fewer manners than required by the documents. However, it is the Contractor's responsibility to assure that all products and systems are provided and installed in the best manner known to the industry and in strict accordance with manufacturers' instructions. Contractors shall examine conditions and substrates as drawn, specified, or existing that will receive their work and advise the General Contractor, prior to bidding, of any conditions detrimental to their work or of aesthetic or design standards which they cannot meet.
 2. Each Contractor shall coordinate the layout of his work with that of the other contractors and with existing conditions. No additional costs will be paid by the Owner to resolve utilities routing problems or similar problems that could have been avoided by proper coordination among the subcontractors or by proper anticipation of potential problems by the General Contractor.

1.10 FIELD ENGINEERING

- A. Contractor shall provide all field-engineering services; establish grades, lines, and levels, by use of recognized engineering survey practices.

1.11 REFERENCE STANDARDS

- A. For Products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. The date of the standard is that in effect as of the building permit date, except when a specific date is specified.
- C. Obtain copies of standards when required by Contract Documents. Maintain copy at jobsite during progress of the specific work.

1.12 QUALITY ASSURANCE

- A. Inspection: Conduct daily inspection, and more often if necessary, to verify that requirements of cleanliness are being met.
- B. Codes and standards: In addition to the standards described, comply with all pertinent requirements of governmental agencies having jurisdiction.

2.01 CLEANING MATERIALS AND EQUIPMENT

- A. Provide all required personnel, equipment, and materials needed to maintain the specified standard of cleanliness.
- B. Use only the cleaning materials and equipment, which are compatible with the surface being cleaned, as recommended by the manufacturer of the material.

2.02 PROGRESS CLEANING

- A. General:
 - 1. Retain all stored items in an orderly arrangement allowing maximum access, not impeding drainage or traffic, and providing the required protection of materials.
 - 2. Do not allow the accumulation of scrap, debris, waste material, and other items not required for construction of this Work.
 - 3. At least weekly, and more often if necessary, completely remove all scrap, debris, and waste material from the job site.
 - 4. Provide adequate storage for all items awaiting removal from the job site, observing all requirements for fire protection, safety, and protection of the environment.
 - 5. Keep all City streets clean and insure that storm drain systems remain free of construction debris.
- B. Site:
 - 1. Daily, and more often if necessary, inspect the site and pick up all scrap, debris, and waste material. Remove all such items to the place designated for their storage.
 - 2. Weekly, and more often if necessary, inspect all arrangements of materials stored on the site: restack, tidy, or otherwise service all arrangements to meet the requirements of paragraph A above.
 - 3. Maintain the site in a neat and orderly condition at all times.
- C. Structures:
 - 1. Weekly, and more often if necessary, inspect the structures and pick up all scrap, debris, and waste material. Remove all such items to the place designated for their storage.

2. Weekly, and more often if necessary, sweep all interior spaces clean. "Clean", for the purpose of this subparagraph, shall be interpreted as meaning free from dust and other material capable of being removed by use of reasonable effort and handheld broom.
3. As required preparatory to installation of succeeding materials, clean the structures or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using all equipment and materials required to achieve the
4. Following the installation of finish floor materials, clean the finish floor daily (and more often if necessary) at all times while work is being performed in the space in which finish materials have been installed. "Clean", for the purpose of this subparagraph, shall be interpreted as meaning free from all foreign material which may be injurious to the finish floor material.

2.03 FINAL CLEANING

- A. Definition: Except as otherwise provided, "clean" (for the purpose of this Article) shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.
- B. Prior to completion of the Work, remove from the job site all tools, surplus materials, equipment, scrap, debris, and waste. Conduct final progress cleaning as described in Article 3.01 above.
- C. Site: Unless otherwise specifically directed, broom clean all paved areas on the site and all public paved areas directly adjacent to the site. Completely remove all resultant debris.
- D. Structures:
 1. Exterior: Visually inspect all exterior surfaces and remove all traces of soil, waste material, smudges, and other foreign matter. Remove all traces of splashed materials from adjacent surfaces. If necessary to achieve a uniform degree of exterior cleanliness, hose down the exterior of the structure. In the event of stubborn stains not removable with water, a light sandblasting or other cleaning at no additional cost to the Owner may be required.
 2. Interior: Visually inspect all interior surfaces and remove all traces of soil, waste material, smudges, and other foreign matter. Remove all traces of splashed materials from adjacent surfaces. Remove all paint droppings, spots, stains, and dirt from finished surfaces. Use only the specified cleaning materials and equipment.
 3. Glass: Clean all glass inside and outside.
 4. Polished surfaces: To all surfaces requiring the routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished.
 5. Timing: Schedule final cleaning as approved by the Owner to accept a completely clean project. Final cleaning must be complete prior to final walkthrough and acceptance of the project.

3.03 CLEANING DURING OWNER'S OCCUPANCY

- A. Should the Owner occupy the Work or any portion thereof prior to its completion by the Contractor and acceptance by the Owner, responsibilities for interim and final cleaning of the occupied spaces shall be as determined by the Owner in accordance with the General Conditions of the Contract.

Plumbing

You should provide the installation of the internal plumbing and fixtures. Please bid on the following:

Fixtures

Kitchen sink	Kohler	K-5931-4U White Executive Chef Under counter Kitchen Sink
Master lavatory	Kohler	K-2907-4U White Thoreau™ Lavatory, Under counter, Oversized 4" Centers
Bathroom lavatory	Kohler	K-2907-4U White Thoreau™ Lavatory, Under counter, Oversized 4" Centers
Master toilet	Kohler	K-3481 Wellworth® Comfort Height® Toilet with Concealed Trapway, 12" Rough-in and Left-hand Trip Lever, Less Seat
Bathroom toilet	Kohler	K-4277 Wellworth® Round-front Toilet Bowl, Less Seat
Master Toilet seat	Kohler	K-4664 Brevia™ Elongated Toilet Seat
Toilet seat	Kohler	K-4658 Brevia™ Round Front Toilet Seat
Master Bathtub	Kohler	K-12104-N Freewill™ Barrier-free Bath and Shower Module with HEWI® Nylon Grab Bars, Outlet at Right
Bathtub	Kohler	K-516 Dynametric™ 5.5' Bath with Right-hand Drain

Trim

Kitchen faucet	Kohler	K-12177 Fairfax® Single-control Pull-out Kitchen Sink Faucet in Brushed Chrome
Master faucet	Kohler	K-394-4 Devonshire Widespread Lavatory Faucet with 6-3/8" Spout, Aerator, Lever Handles, Flexible Connections & Pop-up drain with 1-14" tailpiece in brushed chrome
Bathroom faucet	Kohler	K-394-4 Devonshire Widespread Lavatory Faucet with 6-3/8" Spout, Aerator, Lever Handles, Flexible Connections & Pop-up drain with 1-14" tailpiece in brushed chrome
Master tub faucet	Kohler	K-T395-4 Devonshire™ Rite-Temp™ Pressure-Balancing Bath & Shower Faucet Trim with 5-1/4" Diverter Spout with 1/2" IPS connection, Lever Handle, Showerhead, arm and flange
Master Tub valve	Kohler	K-304-K Rite-Temp™ Pressure-balancing Valve
Tub faucet	Kohler	K-T395-4 Devonshire™ Rite-Temp™ Pressure-Balancing Bath & Shower Faucet Trim with 5-1/4" Diverter Spout with 1/2" IPS connection, Lever Handle, Showerhead, arm and flange
Tub Valve	Kohler	K-304-K Rite-Temp™ Pressure-balancing Valve

Water Heating

Please provide installation of a solar water heater. Please bid the product as specified. Collectors will be mounted on the roof as per A2.3 and storage in the garage as per A2-1, note 43

Seido 5-16 Tube	16 Tube Convex Absorber
Roof Mounting ...	Roof Mounting Kit
Solar Electronics	Goldline control, 1 relay, & 3 temperature sensors
Solar EPK	3/4" expansion & purge kit for solar system (Pre-assembled & tested)
Solar Heat Exchange	... Solar heat exchanger package (3/4" heat exchanger, stainless pump w/flanges), 2 - 3/4" ball valves, 4 - 3/4" female adapters
1" mixing valve	1" mixing valve
Storage Tank	80 Gallon hot water storage tank

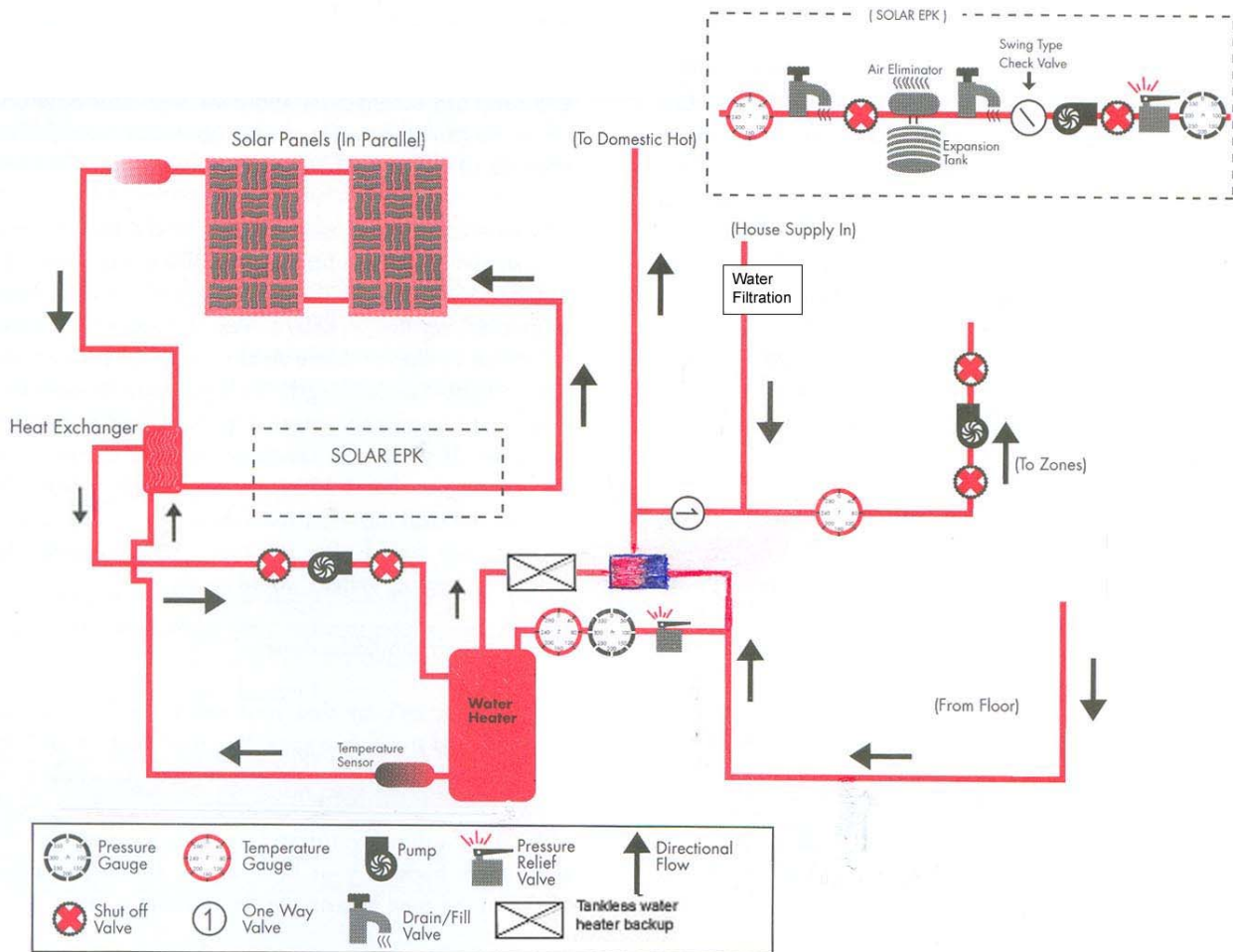
The following will provide backup water heating:

Water heater	Tagaki Jr. Natural Gas Tankless 140,000 BTU
Vent	Appropriate Ventilation

Water Filter

Please make provisions for the installation of a whole home water filtration system which will be provided and installed by Water Boy. The filter will be installed after the irrigation system so all water going to the house will be filtered.

Plumbing Diagram



HVAC**Heating**

Please provide installation for a single zone, 3 loop radiant heating system which will be installed in the concrete foundation per plans on page M.1 (color coded plan is attached in a smaller format). Please bid for the parts which might include:

7/8" XL PEX 40...	7/8" XL PEX (3) 400ft coils
3 loop manifold	3 loop manifold for concrete application using 7/8" XL PEX tubing - includes supply side ball valves
Nylon Ties	Nylon Ties (6) (100/pk)
Radiant-Ready-F	Radiant-Ready - single zone Open 1" Medium (A complete package designed for Medium-High volume single zone radiant systems.) Includes pump, pre-wired controls, all valves & gauges factory assembled, mounted, & tested.
Small-municipal ...	For Open Systems - for variations in pressure caused by municipal water supplies. (Includes: Small Expansion tank & tee)
Insulation	2" EPS Foam (pink or blue board) under foundation per M-1

Air Conditioning

Please provide installation for Mitsubishi Mr. Slim Split-Ductless air conditioning systems. Please bid for the system parts.

Mitsubishi MSM18NW Mr. Slim Split-Ductless

Indoor Unit	MS09TW (x4)
Outdoor Unit	MSM18NW (x2)

See sheet E.1 for installation locations.

Whole house fan

Please provide installation of a whole house fan. Please bid on the following fan:

Whole House Fan	Tamarack	HV1000-DB Insulated with R-38 Doors
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Electricity and Communications

Photovoltaic panels

One option we are considering is Photovoltaic panels to provide partial electricity to the house. Unisolar would provide the parts and installation. You can contact Tom Philip at 800-397-2083.

Installation of this system would incorporate Net Metering, which can be defined as follows:

For grid-tied Photovoltaic Systems (solar electric): Net Metering simply means that, a rooftop photovoltaic system producing excess electricity during the day, can deliver this electricity to the local utility, spinning the utility meter backwards and gaining a credit (at the retail rate), which can be used later when power is needed from the grid (at night or on cloudy days).

Because the voltage of the power is changed from DC to AC before electricity is fed into the meter and because wiring will start at the meter as normal, this should not significantly change the interior wiring.

Coordination of installation will be required.

Light fixtures

Please determine an allowance.

Light switches and outlets

White Decora style switches and switch plates to be used throughout.

White non-Decora outlets and faceplates to be used throughout.

White Leviton 4 port modular faceplates to be used for communication outlets. White snap-in connectors to be used for TV (F-Type) and telephone (CAT3). Blue snap-in connectors to be used for network (CAT6).

Doors and Windows

Exterior Openings

Although we will need you to include installation in your bid, please include the windows, exterior doors and the skylight as bid items. Please use the following brand specifications. For details on each door, please see sheet A6-1.

Milgard	Front Door	Ultra Woodclad™ Series-In-Swing French Patio Door per schedule on A6.1
Milgard	All Windows	Ultra Woodclad™ Series-Fiberglass Windows
Milgard	Patio Doors	Double Ultra Woodclad™ Series-In-Swing French Patio Door per schedule on A6.1
Milgard	Skylight	7800 Series

Kwikset	Per "Hardware Group" in Door Schedule on page A6.1	Maximum Security Saxton levers in satin chrome finish
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Interior doors

Please use paint grade, plain, solid core doors.

Kitchen**Appliances**

We will supply all appliances as listed below.

Fridge	Kitchen Aid	KSRP25FNBL 25.3 Cu. Ft. 35 1/2 In. Width ExtendFresh™ Temperature Management System Side-by-Side Freestanding Refrigerator
Dish Washer	Kitchen Aid	KUDP01ILWH Visible Controls ENERGY STAR® Qualified P Series™ Dishwasher
Range	Thermador	RDFS30QW Freestanding Range in White
Hood	Zephyr	AK2000E Hurricane Hood
Disposal	Kitchen Aid	KCDB250G 1/2 HP Motor CONTINUOUS FEED DISPOSER 26 oz. Chamber Capacity
Hot Water Dispenser	Kitchen Aid	KHWL160PWH Instant-Hot® Water Dispenser in white
Microwave		
Washer		
Dryer		

Cabinetry

Please determine an allowance.

Countertops

Not included in contract. Owner will provide product and installation.

Exterior Finish**LATH AND PLASTER**

1. Prepare two 4' x 4' sample panels of each color and texture specified, for approval by the Architect before starting any work.
2. Small-Nose Corner Beads: Expanded type with 2-7/8" wide flanges, Keene, #1-X, or equal.
3. Cornerite: Manufacturer's standard preformed corner reinforcement made from 2.5 lb. per sq. yd. diamond mesh lath.
4. Exterior Casing Beads: Manufacturer's standard with expanded flange to suit application, square edged.
5. Control Joints: Manufacturer's standard roll-formed pair of casing beads with modified back flanges providing positive slip joint action and dust barrier, adjustable for joint width variation of 1/8" to 5/8". Provide manufacturer's standard prefabricated intersection and corner pieces. Provide with removable protective tape to keep joints clean.
6. Interior Corner Bead: Keene #30, or equal.
7. Plaster Channel Screed (Expansion Joint): No. PCS-75-50, by Fry Reglet, or equal. Provide manufacturer's standard prefabricated intersection and corner pieces.
8. Bullnose: 7/16" radius and 2-1/2" legs, "Kwikround", by K-Lath Corp., or equal.
9. Stucco shall be integral color with a 20/30 Sand Float Finish.
10. Install two layers of paper backing over all surfaces.
11. Install members true to lines and levels and to provide surface flatness with maximum variation of 1/8 inch in 10 feet in any direction.

Interior Finishes

Gypsum wallboard accessories

1. Provide all accessories such as edge trim as metal fabrications (26 gauge minimum). Corner beads, the exception, as plastic fabrications.
2. Bullnose Corner: DRMC-OS-100, by Fry Reglet, or equal.
3. Contractor shall be responsible for inspection and acceptance of the wall and ceiling framing. Contractor shall verify that all framing is straight, plumb, and level, and ready for installation of gypsum wallboard. Commencement of gypsum wallboard installation indicates acceptance of framing.
4. Use screws when fastening gypsum board to framing.
5. Wall, hang ceiling and soffit systems level and plumb, in true alignment with adjacent surfaces and walls. Hang in a flat plane, level to within 1/8 inch in 10 feet in any direction verified by water level or laser instrument.
6. Construct tight fitting joints in exposed ceiling members, continuously around openings and obstructions.

Application of texture finish

1. Surface Preparation and Primer: Prepare and prime drywall and other surfaces in strict accordance with texture finish manufacturers instructions. Apply primer to all surfaces to receive texture finish. Primer shall be installed to prevent "Joint-Banding" from transferring through finished painting.
2. Finish shall be machine applied, light fog texture.
3. Remove any texture droppings or overspray from doorframes, windows and other adjoining work.

Ceramic tile

Please determine an allowance for the actual tile.

Installation Methods

1. Wall Tile: Portland Cement Mortar Installation Materials: Provide materials to comply with ANSI A108.1 as required for installation method designated.
2. Reinforcing Wire Fabric: 2" x 2" x 16/16 wire, by K-lath, or equal.
3. Metal Lath (shower walls): Expanded metal lath, 3.4 lbs. per square yard.
4. Floor Tile: Thin-Set Portland Cement Mortar: Where thin-set Portland cement mortar latex additive to comply with manufacturer's directions. Grout shall be non-sanded. Color as indicated.
5. All joints in floor tile shall be 1/16".
6. Shower Pan: Chloraloy 240 CPE 40 mil thickness, waterproof membrane, by the Noble Company, or equal. Provide with preformed corners.
7. Ceramic Tile Backer Board: 5/8" "Den-shield", by Georgia-Pacific, or equal.
8. Transition Strip: Metal transition trim, by Schluter Systems, 1/8" thick, clear satin anodized aluminum. Contractor to use appropriate Schluter strip relative to thickness of tile.
9. Tile Cleaner: Product specifically acceptable to manufacturer of tile sealer, tile and grout manufacturer for application indicated. "Stone & Tile Stripper", By TileLab, or equal.
10. Tile and Grout Sealer: "SurfaceGard Sealer", by TileLab, or equal.

11. Grout Release: Glaze-N-Seal, AquaMix, or equal.
12. All supporting surfaces shall be structurally sound, solid, stable, level, plumb, and true to a tolerance in plane of $1/8" \pm$ in 8'0" for walls, $1/8" \pm$ in 10'0" for floors, thin-set method, or $1/4"$ in 10'0", mortar bed method. They shall be clean and free of dust, oil, grease, paint, tar, wax, curing compound, primer, sealer, form release agent, laitance, loosely bonded topping, loose particles or any deleterious substance and debris which may prevent or reduce adhesion.

Carpet

1. Owner Furnished, Contractor Installed.