



40. Install ¾-inch subflooring where necessary in the new bathroom, and overlay with underlayment to provide a base for the new tile floor. ✓
41. Install tile flooring in bathroom. Tile to be selected by owner. See tile allowance in allowance section below.
42. Install a tile backsplash 12 inches high around the bathtub. See tile allowance in allowance section below.
43. Install pine boards on the floor in the new study area where necessary to extend the wood flooring out into the new dormer area.
44. Sand and refinish the existing and new wood flooring of the existing 3rd floor bedroom, stairs, new study, and new closet areas.
45. Make improvements at the bottom of the stairs to the 3rd floor:
 - A. Remove the door and frame at the bottom of the stairs.
 - B. ~~Demo the header above the door so that it is flush with the ceiling.~~
 - C. Disassemble the bottom two steps and modify risers to create the most even rise as possible.
 - D. Extend the tread of one or both steps if necessary.
 - E. ~~Patch the walls and ceiling with sheetrock.~~
 - F. Prime and paint all disturbed surfaces to blend with existing finishes.
46. Prime all new interior wood and sheetrock surfaces and paint all walls, ceiling, and trim on the 3rd floor of the house.
47. Plumbing:
 - A. Install one new white Kohler toilet in the new bathroom. The toilet waste shall be connected to the existing vent stack at the 3rd floor level of the house.
 - B. Extend the existing hot and cold water lines from the 2nd floor bathroom to the 3rd floor bathroom. Perform all necessary cutting and patching to make these connections.
 - C. Install one new drop-in china lavatory with chrome, single-lever faucet and drain.



- D. Install one standard-size fiberglass bathtub with chrome faucet and drain. The bathtub will not be set up for showering, and may not have a rounded corner as shown in the drawing.

48. Heating:

- A. Install one Heat-N-Glo Tiara I Gas Stove/heater with new gas supply run from the existing gas service in the basement, chimney, and all necessary connections.
- The location of the stove shall be determined in the field.
 - The new gas line for the stove may have to be run on the outside of the house.
 - The following gas stove options are available at additional cost:
 - **Circulator** fan kit
 - **Remote control**
 - Wall **thermostat**
 - Warming racks
 - Colored **finishes**
- B. Install electric baseboard heat in the bathroom.
- C. Install a premium-grade supplemental ceiling heater / exhaust fan unit in the bathroom for quick warm-up.

49. Electrical:

- A. Replace the existing 100 amp main electrical panel in the basement with a new 100 amp 32-circuit panel. There is no room in the existing panel to accommodate the new circuits for the 3rd floor.
- B. Provide a 60 amp sub-panel on the 3rd floor for all 3rd floor circuits. The panel location shall be determined in the field.
- C. Remove the surface-mounted lights and conduits on the 3rd floor.
- D. Provide five new electrical outlets in the dormer, as shown on the plan.
- E. Provide wiring and switching for two bathroom wall sconces.
- F. Provide a new, basic ceiling light with 3-way switching in the stairway.
- G. Provide a new, basic ceiling light with switch in the new study.
- H. Provide a new, basic ceiling light in the new closet.
- I. Provide three new recessed lights in the 3rd floor ceiling.



- J. Provide separate, dedicated circuits for a microwave oven, refrigerator, and air conditioner.
- K. Provide one new smoke detector.

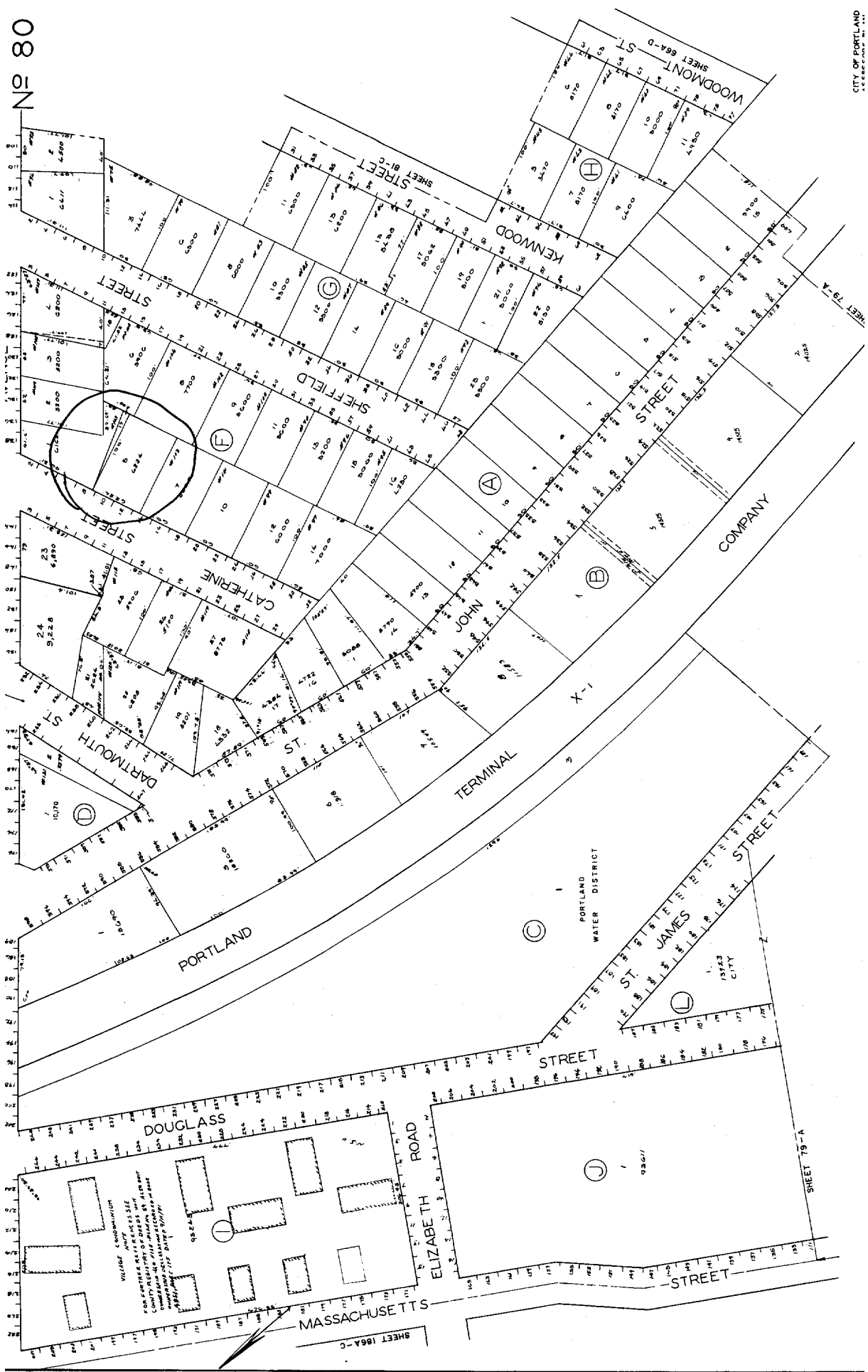
Allowance Item**WKS - 01 - A#**

- 1. Provide an allowance of \$450.00 for the purchase of a bathroom vanity.
- 2. Provide an installed allowance of \$500.00 for tile flooring in the bathroom.
- 3. Provide an installed allowance of \$200.00 for a tile backsplash around the tub.

T&M Item**WKS - 01 - X#**

- 1. If the existing wood floors require repair or unusual preparation before they can be sanded, this work **shall** be performed at additional cost.
- 2. Gas stove options shall be at additional cost.

End of Specifications



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 080 F005001
 Location 12 CATHERINE ST
 Land Use SINGLE FAMILY

Owner Address WEEKS RARCIA ABBOTT & LAWRENCE BIDDLE WEEKS JTS
 32 CATHERINE ST
 PORTLAND NE 04102

Book/Page 18001/001
 Legal 80-F-5
 CATHERINE ST 10-12
 6224 SF

Valuation Information

Land	Building	Total
\$29,510	\$108,150	\$137,660

Property Information

Year Built 3930	Style Old Style	Story Height 2	Sq. Ft 1955	Total Acres 0.143
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic Full Finsh Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1999	18X20	C	A

Sales Information

Date	Type	Price	Book/Page
08/03/2002	LAND + BLDING	\$2807000	18001-1
04/01/1999	LAND + BLDING	\$158,000	14655-093

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

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