

# HOUSING REHAB SITE DIRECTIONS

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**Name:** Tony comingdeer

**Telephone:** (918)570-9554

**Address:** 107 Chance Dr  
Tahlequah, OK 74464

**GPS Coordinates:** 35.85501,-95.00675

**Drive Time:** 10 mins

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**Directions:** From Cherokee Nation, Go west on Hwy 62 about 2 mile, turn right at stoplight on Coffee Hollow Rd across for Sequoyah High School. Go 1/2 mile turn left on Clyde Maher Rd, go 1/4 mile turn left on Chance Dr. Last mobile home on the left.

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C. Gann  
Inspector

7/14/2025  
Date

## WorkWrite-Up and Bid Document/By Trade

**Tony Comingdeer ( Emergency**  
 107 Chance Dr Tahlequah, OK 7-4464  
 (918) 570-9554

Contractor Name: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_

*This document must be signed to be a valid bid.*

**PROJECT TYPE: Emergency Repairs**

**Bid Due Date:** \_\_\_\_\_

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
<b><u>Appliances</u></b>				
1	Area: KITCHEN Dishwasher/Replace. Replace existing dishwasher with new dishwasher Make all repairs needed for installation.	Div.# 10.F.	1 Ea	<input type="text"/>
<b><u>Carpentry</u></b>				
2	Area: KITCHEN Base Kitchen Cabinets/Replace/ Prefinished Oak. Replace Base Cabinets, Includes, door and drawer pulls. Cabinets has a dishwasher.	Div.# 6.O.1	9 LF	<input type="text"/>
3	Area: KITCHEN Countertop/New/Post Form Top. Install new countertop and backsplash.	Div.# 6.O.4.	9 LF	<input type="text"/>
4	Area: EXTERIOR Deck/Porch/Complete/2"x 6" Deck/Pressure Treated Wood. Install new porch deck, posts, framing, piers, guardrail, handrails, balusters and steps. All materials shall be pressure treated, and shall be fastened with recommended screws. Replace front porch deck	Div.# 6.FF	30 SF	<input type="text"/>

Print Date: Monday, July 14, 2025

107 Chance Dr Tahlequah, OK 7-4464

Page 1 of 9

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Carpentry</b>				
5	<b>Area: EXTERIOR</b> Deck/Porch/Complete/2"x 6" Deck/Pressure Treated Wood. Install new porch deck, posts, framing, piers, guardrail, handrails, balusters and steps. All materials shall be pressure treated, and shall be fastened with recommended screws. Build porch on the back side of mobile home.	Div.# 6.FF	25 SF	<input type="text"/>
6	<b>Area: BEDROOM #3</b> Exterior Wall/Replace. Replace 2" x 4" x 8' exterior wall/ 16" O.C. This is a single wide mobile home, replace the north wall the top and bottom plates are deteriorated. Can tie into the existing studs for the new wall.	Div.# 6.C.	11 LF	<input type="text"/>
7	<b>Area: BATHROOM #1</b> Passage Door, Jamb & Trim/Pre-Hung/Flush-Faced/Replace passage door & lockset with new pre-hung luan/ flush faced, stain grade jamb and trim. Work shall include Stain & Clear Coat to match..	Div.# 8.A	1 Ea	<input type="text"/>
8	<b>Area: EXTERIOR</b> Siding/Replace/ Replace damaged siding with new siding. Match existing. Prep and finish to match existing. Replace on the north side where wall was replaced, includes painting	Div.# 15.	96 SF	<input type="text"/>
9	<b>Area: BATHROOM #2</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood.	Div.# 6.D.	140 SF	<input type="text"/>
10	<b>Area: BEDROOM #2</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood.	Div.# 6.D.	105 SF	<input type="text"/>



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Carpentry</u></b>				
<b>11</b>	<b>Area: HALLWAY #1</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood.	<i>Div.# 6.D.</i>	50 SF	<input type="text"/>
<b>12</b>	<b>Area: KITCHEN</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood. Replace on the lower floor only.	<i>Div.# 6.D.</i>	130 SF	<input type="text"/>
<b>13</b>	<b>Area: LIVING ROOM #1</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood.	<i>Div.# 6.D.</i>	225 SF	<input type="text"/>
<b>14</b>	<b>Area: UTILITY ROOM #1</b> Subfloor/ Remove and Replace/subfloor/3/4" Plywood. Replace subfloor with new 3/4" plywood. Replace in laundry room.	<i>Div.# 6.D.</i>	36 SF	<input type="text"/>
<b>15</b>	<b>Area: BATHROOM #1</b> Subfloor/ Remove the existing flooring. Replace subfloor with new 3/4" smooth plywood. Replace in east bathroom.	<i>Div.# 6.D.</i>	35 SF	<input type="text"/>
<b>16</b>	<b>Area: BATHROOM #1</b> Window Trim Set/Replace entire window trim set. Include casing, stops, stools and apron. Paint to match existing.	<i>Div.# 8.Q</i>	1 Ea	<input type="text"/>
<b><u>Drywall &amp; Finish</u></b>				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Drywall &amp; Finish</u></b>				
17	Area: BATHROOM #1	Div.# 9.D	3 SF	
Drywall/Ceiling/Repair 1/2" drywall on ceiling/Finish completely. Work shall include tape, bed & texture to match existing surfaces.				
Repair ceiling above vanity and where light fixture was removed.				
18	Area: BEDROOM #3	Div.# 9.D	32 SF	
Drywall/Ceiling/Repair 1/2" drywall on ceiling/Finish completely. Work shall include tape, bed & texture to match existing surfaces.				
Drywall maybe 3/8", replace above where new wall was built.				
19	Area: BATHROOM #1	Div.# 9.D	175 SF	
Drywall/Moisture Resistant/Replace. Replace drywall with moisture resistant drywall- 1/2".includes mud, tape and finish.				
Replace on all the walls.				
20	Area: BEDROOM #3	Div.# 9.D	85 SF	
Drywall/Wall/Replace 1/2" drywall on wall/Finish completely. Work shall include tape,bed,texture and paint to match existing surfaces.				
Install where new wall was built.				
<b><u>Electrical</u></b>				
21	Area: BATHROOM #1	Div.# 13	1 Ea	
Light Fixture/Bathroom/3 Light/Replace. Replace existing light fixture with new 3 Light/Globe, wall mounted light fixture.				
Move to new location.				



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Electrical</b>				
<b>22</b>	<b>Area: BATHROOM #1</b>	<i>Div.# 13.D. 9</i>	1 Ea	<input type="text"/>
Relocate Light Fixture/Wiring Circuit/Relocate. Relocate wiring circuit for light fixture. Relocate wiring and light fixture on the wall above the vanity.				
<b>23</b>	<b>Area: BATHROOM #1</b>	<i>Div.# 13.D. 16.</i>	1 Ea	<input type="text"/>
Vent Fan/vent fan/Remove & Replace existing vent fan.				
<b>Flooring</b>				
<b>24</b>	<b>Area: BATHROOM #2</b>	<i>Div.# 9.L</i>	140 SF	<input type="text"/>
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal. Includes new base trim.				
<b>25</b>	<b>Area: BEDROOM #2</b>	<i>Div.# 9.L</i>	105 SF	<input type="text"/>
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal. Includes new base trim.				
<b>26</b>	<b>Area: BEDROOM #3</b>	<i>Div.# 9.L</i>	105 SF	<input type="text"/>
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal. Bedroom on the east side, includes new base trim.				

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Flooring</b>				
<b>27</b>	<b>Area: HALLWAY #1</b>	<i>Div.# 9.L</i>	50 SF	
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal.				
Includes new base trim.				
<b>28</b>	<b>Area: KITCHEN</b>	<i>Div.# 9.L</i>	130 SF	
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal.				
Includes new base trim, install on the lower floor.				
<b>29</b>	<b>Area: LIVING ROOM #1</b>	<i>Div.# 9.L</i>	225 SF	
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal.				
Includes new base trim.				
<b>30</b>	<b>Area: UTILITY ROOM #1</b>	<i>Div.# 9.L</i>	36 SF	
Flooring/ Install vinyl/waterproof/flooring planks/base trim. Install vinyl planks with 20 mil wear layer, 5.0 mil backing with 25 year residential warranty. Work shall include floor level, seal concrete, moisture resistant glue and top seal.				
Includes new base trim ( Laundry room ).				
<b>31</b>	<b>Area: BATHROOM #2</b>	<i>Div.# 6.F</i>	16 SY	
Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment.				
<b>32</b>	<b>Area: BEDROOM #2</b>	<i>Div.# 6.F</i>	12 SY	
Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment.				
Includes closet.				



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Flooring</u></b>				
<b>33</b>	<b>Area: HALLWAY #1</b> Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment.	<i>Div.# 6.F</i>	6 SY	<input type="text"/>
<b>34</b>	<b>Area: KITCHEN</b> Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment. <i>Install on the lower floor</i>	<i>Div.# 6.F</i>	15 SY	<input type="text"/>
<b>35</b>	<b>Area: LIVING ROOM #1</b> Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment.	<i>Div.# 6.F</i>	25 SY	<input type="text"/>
<b>36</b>	<b>Area: UTILITY ROOM #1</b> Underlayment/3/8". Replace existing underlayment with new 3/8 " underlayment.	<i>Div.# 6.F</i>	4 SY	<input type="text"/>
<b><u>Hazard Reduction</u></b>				
<b>37</b>	<b>Area: BATHROOM #1</b> Ceramic Tile/Remove. Remove ceramic tile. <i>Remove the ceramic tile on the floor.</i>	<i>Div.# 9.E</i>	35 SF	<input type="text"/>
<b><u>Paint &amp; Finish</u></b>				
<b>38</b>	<b>Area: BATHROOM #1</b> Ceiling/Drywall/Paint ceiling--drywall/Two coats.	<i>Div.# 9.N.3</i>	35 SF	<input type="text"/>
<b>39</b>	<b>Area: BATHROOM #1</b> Walls/Paint walls / Two coats.	<i>Div.# 9.N.3</i>	175 SF	<input type="text"/>
<b><u>Plumbing</u></b>				



<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b>Plumbing</b>				
<b>40</b>	<b>Area: BATHROOM #1</b> Commode Flange & Drain/Relocate. Relocate Stool Flange and Drain. Verify new location with inspector. Install a new stool flange, shutoff valve, supply line and wax seal. Make Floor Repairs as necessary to the wood or concrete floor. <i>Use the offset flange to allow room for the new shower.</i>	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>41</b>	<b>Area: BATHROOM #1</b> Commode/High Rise/Handicap /Replace commode with new high rise/Handicap commode with Seat & two (2) grab bars. include new shutoff, supply line and wax ring. Examine condition of the flange and report if damaged. Consult owner for location of grab bars	<i>Div.# 16.C.</i>	1 Ea	<input type="text"/>
<b>42</b>	<b>Area: BATHROOM #2</b> Commode/High Rise/Handicap /Replace commode with new high rise/Handicap commode with Seat & two (2) grab bars. include new shutoff, supply line and wax ring. Examine condition of the flange and report if damaged. Consult owner for location of grab bars	<i>Div.# 16.C.</i>	1 Ea	<input type="text"/>
<b>43</b>	<b>Area: BATHROOM #1</b> Lavatory Sink & faucet./Replace existing lavatory sink & faucet. Delta fixture, drain lines, supply lines & shut offs.	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
<b>44</b>	<b>Area: BATHROOM #1</b> Lavatory-Vanity Cabinet/Replace. Replace existing lavatory-vanity cabinet with new vanity cabinet (pre-finished oak). Match existing size.	<i>Div.# 11.A</i>	2 LF	<input type="text"/>

<i>Trade</i>	<i>Work Description / Comments</i>	<i>Gen. Spec.</i>	<i>Qty Unit</i>	<i>Item Bid</i>
<b><u>Plumbing</u></b>				
<b>45</b>	<b>Area: BATHROOM #1</b>	<i>Div.# 16.C.</i>	1 Ea	<input type="text"/>
Shower/Handicap/Pre-Fab/Install new 30" x 54" x 74" /Pre-fab 3 or 4 piece with grab bars, Fold down/Portable shower seat, and pressure balanced shower valve with glide bar. Includes all necessary Plumbing.				
Shower can be from 30" to 32" the length has to be 54", this is a mobile home. Make all repairs needed for installation.				
<b>46</b>	<b>Area: KITCHEN</b>	<i>Div.# 11.A</i>	1 Ea	<input type="text"/>
Sink & Faucet/Kitchen. Install new stainless steel kitchen sink (33" x 22" x 7") & Faucet/Sprayer (Use Delta single-handle model100-WF or written approved equal). Work shall include new drain lines, trap, shutoffs, & escutcheon plates (2).				
<b><u>Thermal Protection</u></b>				
<b>47</b>	<b>Area: BEDROOM #3</b>	<i>Div.# 14</i>	80 SF	<input type="text"/>
Insulation/Exterior Wall/R-13. Add R-13 insulation to exterior wall. Use R-13/kraft faced batts.				
<b>All construction shall be in accordance with local codes, manufacturers' recommended installation procedures, good quality workmanship practices, General Specifications and Lead-Based Paint requirements when applicable. Conflicts between requirements will be resolved by compliance with the more stringent requirement.</b>				<b>Total:</b> <input type="text"/>