

SCOPE OF WORK

KITCHEN, MASTER BATHROOM & MISC AREAS

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GENERAL CONDITIONS:

1. Obtain the permit and any associated documentation – includes NOC & sub-contractor form, permit application, & county plan review
2. Construction documents – includes all documentation necessary to execute the kitchen design
3. (2) 20-yard dumpster (does not include multiple haul aways)
4. 3-month rental of a Port-o-let (portable toilet)
5. Professional cleaning at completion

DUST/FLOOR PROTECTION:

1. Install Ramboard to protect flooring
2. Install dust wall from living room to Kitchen
3. Install dust wall separating hallway from Guest Bathroom
4. Install air filters over HVAC return grilles

DEMOLITION (BATHROOM):

1. Remove 45 lineal feet of wall section (drywall only) (8' ceiling)
2. Remove (1) of each: toilet, sink, mirror, accessories such as towel bar, TP holder, grab bar
3. Remove 142 sq ft of wall tile and backerboard
4. Remove 18 sq ft of tile and shower pan material
5. Remove shower curb
6. Remove 30 sq ft of bathroom floor tile

DEMOLITION (KITCHEN):

1. Remove 14 lineal ft of cabinetry
2. Remove 200 ft of glue down vinyl flooring
3. Remove 1 of each, range, fridge, microwave, dishwasher, & sink
4. 14 lineal ft of countertop material

FRAMING:

1. Frame 25 lineal ft of new wall section
2. Frame 5 lineal ft of 48" high knee wall for shower
3. Install 2 pocket doors and frames
4. Install 2x12 header for 1 pocket door
5. Install blocking for grab bars, accessories
6. Install piers and framing for new recessed shower floor
7. Raise 3' section of hallway ceiling to match bedrooms
8. Infill cased opening leading from hallway to Living Room
9. Frame 8 lineal ft of 2x8 wall for Laundry Room
10. Frame 3 lineal ft of 2x4 wall for Laundry Room
11. Adjust framing for new swing door going to Garage
12. Adjust framing for new Laundry Room bifold doors

STRUCTURAL:

1. See attached signed & sealed drawing and letter from engineer

Field visit required to determine whether additional scope will be necessary to satisfy local codes/site conditions

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CARPENTRY:

1. Install 120 lineal feet of baseboard (material supplied by customer)
2. Install door stops and casing for 2 new pocket doors
3. Install hardware on 2 new pocket doors
4. Install new closet shelving
5. Install accessories, including 5 grab bars
6. Adjust baseboard in Kitchen
7. Install and case 2 new bifold doors in Laundry Room
8. Install and case new swing door from kitchen to Garage
9. Install hinges at front door to allow it to fully open

MASONRY:

1. Block in 3 existing windows
2. Pour new slab for Laundry Room (9 ½" thick)
3. Pour extension of driveway for new carport

ELECTRICAL:

1. See drawings

PLUMBING (BATHROOM):

1. Move drain and supply lines for vanity to adjacent wall (10')
2. Move shower drain to new center location (less than 1')
3. Move toilet drain and supply line (10')
4. Install 1 shower valve for rain head
5. Install 1 shower valve for handheld
6. Install 1 handheld
7. Install 1 rain head
8. Install new toilet and shutoff
9. Install new faucet
10. Trim out 1 new sink

PLUMBING (KITCHEN & LAUNDRY):

1. Move plumbing for washer and dryer into new location
2. Install new washer machine box
3. Change out shutoffs at sink base
4. Trim out new kitchen sink
5. Hook up dishwasher

PLASTERING (BATHROOM):

1. Texture 25' of new wall (8' ceiling)
2. Texture 5' of new knee wall section (48" high)
3. Skim and texture ceiling in back bedroom, closet, and master bathroom
4. Touch up walls as necessary in affected areas

PLASTERING (KITCHEN AND LAUNDRY):

1. Texture new walls built for Laundry Room (8' ceiling)
2. Touch up walls as necessary in Kitchen

PAINTING:

1. Paint all walls and ceiling affected by new construction

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2. Paint all new baseboard and door casing
3. Paint 2 new pocket doors
4. Paint 2 new bifold doors
5. Paint 1 new swing door
6. Paint new exterior block to match existing

TILE:

1. Install 190 sq ft of Ditra
2. Install & waterproof 152 sq ft of Kerdi board
3. Install shower pan (6x5)
4. Install 190 sq ft of floor tile
5. Install 160 sq ft of shower wall tile
6. Install 1- 12x24 niche in knee wall
7. Install 30 sq ft of shower floor tile
8. Install backsplash tile (Kitchen)
9. All tile edges will be finished with a Schluter trim

WOOD FLOORING:

1. Patch in wood flooring as necessary
2. Install new wood flooring in kitchen (roughly 200 sq ft)

HVAC:

1. Move ac returns in Master Bedroom
2. Vent exhaust fan to soffit

INSULATION:

1. Add insulation as necessary

PROJECT MANAGEMENT, DESIGN, and OVERHEAD

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