

Basement Finishing Work Order

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DEMOLITION / PREPARATION

- ✓ Remove all temporary blanket insulation from exterior concrete walls in areas to be finished.



CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the toilet drain and tub/shower drain.
- ✓ Place new concrete in the cut areas after plumbing installation.



FRAMING

- ✓ Frame 2x4 walls, 16" on-center layout with treated floor-plates.
- ✓ Install fire-blocking and draft-stop around perimeter walls - as required by code.
- ✓ Construct fur-downs around duct work in finished areas.
- ✓ Frame the bar wall by the kitchen.
- ✓ Install backing in the exercise room ceiling for hanging-support for a punching bag.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 7 new heating-tube runs and registers to the existing furnace system.
- ✓ Install up to 2 cold-air returns (as needed for proper volume) at floor level for better function.
- ✓ Install a bathroom exhaust fan with a 5" exhaust tube and exterior cover.
- ✓ Install a ventilation duct and exterior cover for the dryer.
- ✓ Reroute the HVAC line set in the game room to be up in the ceiling therefore eliminating the need for a fur-down.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



PLUMBING

Mechanical:

- ✓ Investigate a minor occasional water issue in the mechanical room (check with homeowner for more details).

Kitchen:

- ✓ Plumb the supply-lines and drain for the sink.
- ✓ Install a refrigerator ice line, ½hp garbage disposer unit and the hookups for the dishwasher.
- ✓ Install a brushed-nickel, Moen-Brantford, pull-down faucet.

Bathroom:

- ✓ Plumb the supply lines and drain for the sink, tub/shower and toilet.
- ✓ Provide and install a BootzCast, standard-size, steel, ceramic-coated, insulated tub (60" x 30" x 14").
- ✓ Provide and install a brushed-nickel, Moen-Brantford, 4" center-set, lave faucet.
- ✓ Provide and install a brushed-nickel, Moen-Brantford shower faucet.
- ✓ Provide and install a toilet.

Laundry:

- ✓ Install an all-in-one, wall-mounted, drain box with hot/cold supply connections.



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 27 plugs, 14 switches, 4 CAT5e/RG6 lines, 22 3000K LED can/disc-lights and 3 light fixtures.
- ⚠ *An additional circuit breaker panel is not included.*

Kitchen:

- ✓ Install a garbage-disposer circuit & switch, circuits for the refrigerator, microwave and small appliances plugs; 1 240v wire and plug for the range (install this on the wall, near the floor, behind the microwave cabinet for a future range).

Laundry:

- ✓ Install one 240v circuit breaker and plug for the dryer and one 110v circuit and plug for the washer.

Entertainment:

- ✓ Install 1 cable-management chase-tube for a wall-mounted TV location in the family room (components below the TV).



INSULATION

Wall Insulation:

- ✓ Insulate with R-13 fiberglass batts on all exterior walls in finished areas.
- ✓ Insulate the interior walls of the mechanical room and bathroom.
- ✓ Install insulation around the stairway (both sides) and in the common wall of the game room and exercise room.

Ceiling Insulation:

- ✓ Install the superior 1lb density, cellulose blow-in in the ceiling of rooms to be finished.



DRYWALL

- ✓ Install ½" drywall on all surfaces to be finished with bull-nose corners and hand-textured ceilings.
- ✓ Finish the walls to closely match the texture upstairs: Old-World.
- ✓ Finish under the stairs.
- ✓ Install DensShield around the shower.
- ✓ Install drywall around the bar walls with square corners (no top).

Sound Dampening:

- ✓ Install RC-Channel in all finished areas (including fur-downs).
- ✓ Install sound board in all finished areas (including fur-downs).



FINISH CARPENTRY

Doors:

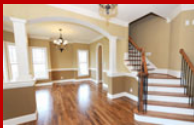
- ✓ Install a solid-core, weather-tight door on the mechanical room.
- ✓ Replace the door slab at the bottom of the stairs leading to the exercise room with a solid-core slab.
- ✓ Replace the door assembly at the bottom of the stairs leading to the game room with a solid-core assembly.
- ✓ Provide and install a set of solid-core double-barn-doors.

Trims:

- ✓ Install wood window-sills with an apron molding below the windows.

Other:

- ✓ Install a stain-grade countertop for the entertainment center.
- ✓ Install ship-lap on the TV wall of the entertainment center.



PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).

Stain:

- ✓ Stain the entertainment center's countertop.
- ✓ Stain the floating shelf in the kitchen.



TUB/SHOWER SURROUND

Tub/Shower Combo:

- ✓ Install a custom-fit, cultured-marble tub surround (3-slabs, approx. 60" tall, 3/8" thick.)
- ✓ Includes installation of two items: either 2 shampoo-shelves or 1 soap-dish and 1 shampoo-shelf.



CABINETS

- ⚠ All cabinetry in this bid are Shaker-style in a painted white (or other Tier 1 colors).

Bathroom:

- ✓ Provide and install a 48" cabinet (with 2 doors and 6 drawers).

Kitchen:

- ✓ Provide and install a 8-unit cabinet set.
- ✓ Install a floating shelf above the sink (between the two overhead cabinets).

Media Center:

- ✓ Provide and install a 4-unit cabinet set.



COUNTERTOPS

Bathroom:

- ✓ Install a 3cm granite remnant* countertop including a 4" backsplash.
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install a white, oval, under-mount sink.

Kitchen:

- ✓ Install a 3cm granite countertop on the kitchen cabinets and on the bar (NO BACK-SPLASH ON THE KITCHEN).
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install an 18-gauge, dual-bowl, stainless-steel sink with sound-deadener.



FLOORING

Kitchen, theater room, game room:

- ✓ Install LVT/LVP.

Under the stairs:

- ✓ Install a carpet remnant.

Bathroom:

- ✓ Install tile flooring.

Exercise room and hallway by the bathroom:

No flooring is included.

KITCHEN BACK-SPLASH:

- ✓ Subway tile back-splash to be installed in the kitchen.



HARDWARE/ACCESSORIES

- ✓ Install a frameless mirror in the bathroom approx. 48"W x 36"H.
- ✓ Install a bathroom accessory set. (One towel bar, one towel ring and one TP holder).
- ✓ Install door knobs and stops that are as similar to your upstairs as available from our suppliers.



APPLIANCES

- i Appliances (not included) necessary for this project based on options selected: Microwave, refrigerator, 18" dishwasher, unitized washer and dryer.
- i All dryers, ranges and cooktops are electric, not gas unless specifically noted.



ITEMS NOT INCLUDED AND MISC NOTES

Items not included unless specifically noted:

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| ⚠ Prevention from (or repair of) external water leakage. | ⚠ Moving or redoing underground plumbing. |
| ⚠ Correcting any unforeseen, previously done, faulty work. | ⚠ Sub-grade camera work. (Price starts at \$250.) |
| ⚠ Altering or moving of bearing walls. | ⚠ Installing, moving or discarding of any appliance. |
| ⚠ Repairing, adjusting or replacing of any security items. | ⚠ Installing or mounting TVs, projectors or A/V devices. |
| ⚠ Running (or connecting to) upstairs low-voltage lines. | ⚠ Altering (or adding to) the existing heating trunk system. |
| ⚠ Collection panel(s) or data/voice hardware. | ⚠ Adding or altering zoning equipment. |

Notes:

- i All sub-grade plumbing and concrete work associated with the bid are estimates based on normal/anticipated conditions.
- i Tub and toilet drains must be in exact positions for the bathroom layout to work as designed. Costs (above anticipated estimates) for concrete cutting, patching, jackhammering, digging (or abnormal procedures) are extra.
- i Closets, storage areas, under stairs and other utility areas are painted one color only (usually the trim color).
- i Circuit breakers, switches, receptacles, boxes, wire sizes, etc. are industry standard and not brand-specific.
- i We will replicate the termination-ends of our low-voltage lines to that of the existing low-voltages lines.
- i Drywall price assumes that drywall can be stocked by the typical removal and re-installation of a basement window.
- i Actual floor covering material needed may vary slightly between sketch estimates and actual field measurements.
- i For LVT/LVP flooring, additional costs for extra prep/floating, etc. may be necessary for uneven concrete floors.
- i Our insulation, as bid, meets or exceeds the requirements being enforced for basement finishing in most cities.
- i Any item or process required by the city inspector that is not included in the bid will be added to your bill.