

## Basement Finishing Work Order

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Herriman, UT 84096



### DEMOLITION / PREPARATION

- ⚠️ **Only in the theater room** - remove all temporary blanket insulation from exterior concrete walls.
- ⚠️ **Do not remove existing insulation in any existing framed walls.**
- ✓ Tear out the door and a portion of the wall at the bottom of the stairs as shown on sketch.



### CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the Bath #1 tub and toilet drains, Bath #2 toilet drain; Half-bath toilet drain; Master bath shower, toilet and lave drains.
- ✓ Cut out a section of concrete to the right of the existing basement entrance for a dog door.
- ✓ Place new concrete in the cut areas after plumbing installation.



### FRAMING

- ℹ️ Note: Most of the framing is already complete.
- ✓ Check the existing work.
- ✓ Change some door sizes.
- ✓ Frame the theater walls.
- ✓ Modify the Master bathroom.
- ✓ Form the half-bath and storage closet.



### HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 13 new heating-tube runs and registers to the existing furnace system.
- ✓ Install up to 5 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 in each bathroom.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



## **PLUMBING**

### **Mechanical:**

- ✓ Install a high-quality, 50,000-grain, soft-water system.
- 📌 Note: primary (original) water heater to remain as is.

### **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 1:**

- ✓ 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.

### **Bathroom 2:**

- ✓ 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.

### **Bathroom Master Bath:**

- ✓ Plumb the supply lines and drain for the sinks, tub/shower and toilet.
- ✓ Provide and install 2 brushed-nickel, Moen-Brantford, 4" center-set, lave faucets.
- ✓ Provide and install a brushed-nickel, Moen-Brantford shower faucet.
- ✓ Provide and install a toilet.

### **Half Bath:**

- ✓ 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 toilet.
- ✓ Install a pedestal sink.

### **Laundry:**

- 📌 Note: Plumbing for the washer is already complete.
- ✓ Install a free-standing fiberglass sink.
- ✓ Install a satin-nickel, full-down faucet.



## **ELECTRICAL**

### **General:**

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 56 plugs, 34 switches, 7 CAT5e/RG6 lines, 5 smoke detectors, 40 grouped 3000K LED can/disc-lights, 16 individual/isolated disc-lights and 5 light fixtures.
- ✓ Install a fan box, wiring and a switch for a future fan in each bedroom.

### **Kitchen:**

- ✓ Install 1 over-sink light fixture & switch; garbage-disposer circuit & switch, circuits for the refrigerator, microwave and small appliances plugs; 1 240v circuit and breaker for the range.

### **Laundry:**

- ✓ Run a 220v line for the dryer and a 110v GFCI circuit for the washer.

### **Entertainment:**

- ✓ Install 2 cable-management chase-tubes for a wall-mounted TV locations. (One in the great room on the common wall with the master bedroom, the other in the theater room.
- ✓ Install standard wiring for a 7.1 sound system in the theater room.
- ✓ Wire for a projector including HDMI cable, plug and an empty conduit for future technology, etc. in the theater room.



## **INSULATION**

### **Wall Insulation:**

- 📌 Note: Most of the exterior walls are already insulated.
- ✓ Insulate with R-13 fiberglass batts on all exterior walls in the theater room.
- ✓ Insulate the interior walls of the mechanical room, laundry and bathrooms.
- ✓ Install rock-wool insulation in the interior theater room walls common to the kitchen and stairway (as shown on sketch).

### **Ceiling Insulation:**

- ✓ Install 12" of 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: Smooth.
- ✓ Finish under the stairs.
- ✓ Repair where the wall was removed.
- ✓ Install DensShield around the tub/showers.



### **FINISH CARPENTRY**

#### **Doors:**

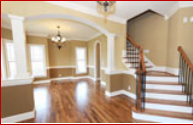
- ✓ Install a solid-core, weather-tight door on the mechanical room.

#### **Trims:**

- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Install a 3-sided casing on the windows.

#### **Shelving:**

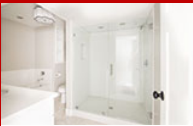
- ✓ Install multiple wooden, built-in shelves and an organizer stack in bedroom closets and storage room closets.



### **PAINT**

#### **Paint:**

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Repaint the repaired area in the existing stairway area where the wall was removed.



### **TUB/SHOWER SURROUND**

#### **Bathroom 1 (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.

#### **Bathroom 2 (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.

#### **Master Bath (Shower):**

##### **Cultured-marble shower:**

- ✓ Install a custom-built cultured-marble shower (approx. 36" by 60" by 7'tall), includes a sliding glass door/enclosure with chrome trim.
- ✓ Install a corner bench/seat at the back of the cultured-marble shower.
- ✓ 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 1:**

- ✓ Provide and install a 36" cabinet (with 2 doors and 2 drawers).

#### **Bathroom 2:**

- ✓ Provide and install a 36" cabinet (with 2 doors and 2 drawers).

#### **Master Bath:**

- ✓ Provide and install a 72" cabinet (with 4 doors, 3 drawers [to accommodate dual sinks]).

#### **Kitchen:**

- ✓ Provide and install a 9-unit cabinet set.



### **COUNTERTOPS**

#### **Bathroom 1:**

- ✓ 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.

#### **Bathroom 2:**

- ✓ 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.

#### **Master Bath:**

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

#### **Kitchen:**

- ✓ Install a 3cm granite countertop including a 4" backsplash.
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install an 18-gauge, full-size dual-bowl, stainless-steel sink with sound-deadener.



### **FLOORING**

**Bedroom #1, Bedroom #2, Master Bedroom, Great Room, theater room, stairway landing area and under the stairs:**

- ✓ Install carpet.

**Up the stairs:**

- ⚠ Existing carpet to remain as is.

**Bathroom #1, Bathroom #2, Master Bath, Half-Bath, Laundry, Kitchen, and two areas in the theater room:**

- ✓ Install LVT/LVP flooring.



### **HARDWARE/ACCESSORIES**

- ✓ Install a frameless mirror in bathroom #1 and #2 approx. 34"W x 36"H.
- ✓ Install a frameless mirror in the master bathroom approx. 72"W x 36"H.
- ✓ Install a frameless mirror in the half-bathroom approx. 30"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.
- ✓ Install 11 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required. (1)



### **ITEMS NOT INCLUDED AND MISC NOTES**

Items not included unless specifically noted:

- |  |  |
|--|--|
| ⚠ 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:

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