

Basement Finishing Work Order

November 1, 2023



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DEMOLITION / PREPARATION

- ✓ Remove all temporary blanket insulation from exterior concrete walls in areas to be finished.
- ✓ Tear out the door and a portion of the wall at the bottom of the stairs.



CONCRETE



FRAMING

- ✓ Frame 2x4 walls, 16" on-center layout with treated floor-plates.
- ✓ Install fire-blocking and draft-stop around perimeter walls.
- ✓ Construct fur-downs around duct work in finished areas.
- ✓ Frame in a door opening and a window opening in the stairway wall for a play area.
- ✓ Do not fur-down over the kitchen cabinet area, keep the fur-down as small as possible in that area.
- ✓ Frame for a future door opening at the family room window noted on the sketch.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 8 new heating-tube runs and registers to the existing furnace system.
- ✓ Install up to 4 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.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



PLUMBING

Mechanical:

- ✓ Install an auxiliary 50-gallon, gas, water heater.
- ✓ Move the water softener brine tank to the garage.

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 Viper toilet (your choice of round or elongated bowl).



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 33 plugs, 16 switches, 5 CAT5e/RG6 lines, 5 smoke detectors, 35 3000K LED can/disc-lights and 4 light fixtures.
- ⚠ *An additional circuit breaker panel is not included.*

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.

Entertainment:

- ✓ Install 1 cable-management chase-tube for a wall-mounted TV location in the family room (components below the TV).
- ✓ Install standard wiring for a 7.1 sound system.

Other:

- ✓ Coordinate with the vacuum port installer for locations of 3 ports.



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.

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 **square-corner** and hand-textured ceilings.
- ⚠ Smooth wall the drywall texture from the floor up to 58" on 1 wall of each of the 3 bedrooms (see orange line on sketch) for where board and batten trim will be installed.
- ✓ Finish the walls to closely match the texture upstairs: Old-World.
- ✓ Finish under the stairs.
- ✓ Install DensShield around the shower.



FINISH CARPENTRY

Doors:

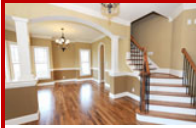
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*

Trims:

- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Install 60" board and batten on 1 wall in each of the 3 bedrooms (see orange lines on sketch).

Shelving:

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



PAINT

Paint:

- ✓ Paint a 3-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Touch-up the stairway area where the wall was removed.

Stain:

- ✓ Stain the countertop on the media center.



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 is Shaker-style in a painted white (or other Tier 1 colors).

Bathroom:

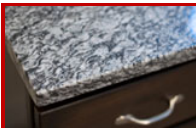
- ✓ Provide and install a 48" cabinet (with 2 doors and 6 drawers).

Kitchen:

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

Media Center:

- ✓ Build and install a wooden countertop on the media center cabinets.



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



FLOORING

Bedroom #1, Bedroom #2, Bedroom #3, Great Room, hallway, under the stairs and landing area:

- ✓ Install carpet.

Up the stairs:

- ⚠ Existing carpet to remain as is.

Bathroom:

- ✓ Install tile flooring.

Kitchen area:

- ✓ Install LVP.



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.
- ✓ Install 9 closet rods.



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.