

Basement Finishing Work Order

September 29, 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.
- ✓ Remove the door near the bottom of the stairs to the little closet area / mech area (ask Eric for details).



CONCRETE

i Note: Bathroom pipe locations estimated to be in the correct locations. No concrete work necessary.



FRAMING

- ✓ Frame 2x4 walls, 16" on-center layout with treated floor-plates.
- ✓ Install LVL headers for new doors and openings in bearing walls.
- ✓ Install fire-blocking and draft-stop around perimeter walls - as required by code.
- ✓ Construct fur-downs around duct work in finished areas.
- ✓ Fill in the wall for the removed mech room door.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 3 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.



PLUMBING

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 14 plugs, 9 switches, 3 smoke detectors, 4 3000K LED can/disc-lights and 3 light fixtures.
- ✓ Re-use (but re-align) the existing can-lights in one of the existing bedrooms.
- ⚠** An additional circuit breaker panel is not included.
- i** Note: Our electrical bid assumes that the previous builder/basement finisher ran the "home run" wires across the finished family room to the panel that are needed to supply power to the bedrooms and the bathroom.
- ✓ Ask homeowner if she wants dimmer switches.
- ✓ Install a refrigerator plug in the finished storage room.



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 R-38 fiberglass batts in the ceiling of the bedrooms, bathroom and finished hallway.



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.
- ✓ Repair drywall area at the bottom of the stairs where the door / wall was removed.
- ✓ Install DensShield around the shower/tub.
- ✓ Drywall where the old mech room door was filled in.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a solid-core, weather-tight door on the mechanical room (from the finished storage room) (see sketch).

Trims:

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

Shelving:

- ✓ Install multiple wooden, built-in shelves and an organizer stack in bedroom closets.
- ✓ Build 3 stacks of four, 16" wooden shelves with additional vertical supports due to the heavy weight that will be on these shelves and then install can-catcher-lips on two rows of shelves (ask homeowner which two rows).



PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Caulk around the inside edges of the two family-room windows.



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

Bathroom:

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



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.



FLOORING

Bedroom #1, bedroom #2:

- ✓ Install carpet.

Up the stairs and stairway landing:

- ⚠ Existing carpet to remain as is.
- ✓ Install LVP/LVT at in the landing area.

Bathroom and finished hallway:

- ✓ Install LVT/LVP flooring.



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 6 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required.



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. |
| ⚠ Altering or modifying any other work in the previously finished areas unless specifically noted. | |

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.