

Basement Finishing Work Order

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DEMOLITION / PREPARATION

- ✓ Remove all temporary blanket insulation from exterior concrete walls in areas to be finished. (This meets the new code many cities now require. It also allows for optimal wall placement around the exterior which maximizes room sizes.)



CONCRETE

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



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.
- ✓ Frame in a section of wall in bedroom #3 (to straighten out the right wall).



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 7 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:

- 📌 Note: primary (original) water heater to remain as is.

Kitchenette:

- ✓ Plumb the supply-lines and drain for the sink.
- ✓ 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 38 plugs, 17 switches, 5 CAT5e/RG6 lines, 4 smoke detectors, 17 3000K LED can/disc-lights and 7 light fixtures.
- ✓ Install a ceiling fan (inc. a switch, wiring, fan-box, assembly and install) in each of the 3 bedrooms.
- ✓ Install dimmer switches in the family room(1) and the kitchenette(1).
- ⚠️ An additional circuit breaker panel is not included (cost depends on conditions).

Kitchenette:

- ✓ Install 1 over-sink light fixture & switch; circuits for the refrigerator, microwave and small appliances plugs.

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 (code required) and bathroom (extra).

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 the under-stair storage area.
- ✓ Finish the storage room.
- 📘 Note: The stairway drywall is already finished.
- ✓ Install DensShield around the shower.
- 📘 DensShield is the best-quality, moisture-resistant backer board on the market.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a 6' double barn-door set with 10-lite glass on the exercise room.

Trims:

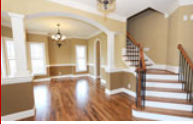
- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Install a 3-sided casing on the windows.

Shelving:

- ✓ Install multiple wooden, built-in shelves and an organizer stack in bedroom closets.
- ✓ Build and install two stacks of 4, wall-to-wall 16" shelves in the under-stairs storage area package.
- 📘 Note: No shelves are included in the storage room (by the mech area).
- 📘 Note: All shelves are 16" as standard (where possible) and the quantity is dependent on closet type and ceiling height*.

Other:

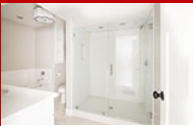
- ✓ Build a wood frame for the bathroom mirror.



PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Paint the door slabs a different color (see Selection Guide for details).
- ✓ Paint the existing stairway hand-rail.
- ✓ Epoxy (or similar) the mechanical room and storage room floors.
- ✓ Paint the bathroom mirror frame.



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).

Kitchenette:

- ✓ Provide and install a 5-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.

Kitchenette:

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



FLOORING

Bedroom #1, Bedroom #2, Bedroom #3, Family Room area:

- ✓ Install carpet.

Up the stairs:

- ⚠ Existing carpet to remain as is.

Bathroom, kitchenette area, exercise room and exercise closet:

- ✓ Install LVT/LVP flooring.

Under-stair storage area:

- ✓ Install glue-down carpet.



HARDWARE/ACCESSORIES

- ✓ Install a frameless mirror in the bathroom approx. 42"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.
- ✓ Install an escape ladder in each bedroom window well where required. (2)



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.