

Basement Finishing Work Order

August 23, 2023



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South Jordan, UT 84095



DEMOLITION / PREPARATION

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



CONCRETE



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.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 4 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.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



PLUMBING

Mechanical:

- i** 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.
- ✓ Install an ice line to the refrigerator.
- ✓ Make all water in the basement (except for the cold on the kitchen) soft water.

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 17 plugs, 10 switches, 3 CAT5e/RG6 lines, 4 smoke detectors, 11 3000K LED can/disc-lights and 3 light fixtures.
- ✓ Install a smoke detector in the cold-storage room.

⚠ An additional circuit breaker panel is not included.

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).
- ✓ Install standard wiring for a 5.1 sound system.



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 bull-nose corners and hand-textured ceilings.
- ✓ Finish the walls to closely match the texture upstairs: Old-World.
- 📌 Note: The stairway drywall is already finished.
- ✓ Install DensShield around the shower.



FINISH CARPENTRY

Doors:

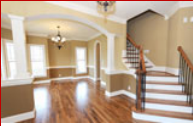
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.
- ✓ Install a solid-core, weather-tight door on the mechanical room and on the cold storage.
- ✓ One of the existing doors (currently being stored in the storage room) will be used in the basement.

Trims:

- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Install painted skirt-boards along the edges of the stairs.

Shelving:

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



PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Paint the existing stairway hand-rail.
- ✓ Repaint the existing (previously painted) stairway.



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 42" cabinet (with 2 doors and 2 drawers).

Kitchenette:

- ✓ Provide and install a 5-unit cabinet set (see sketch).



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, family room, bedroom/office and hallway:

- ✓ Install LVT/LVP.

Up the stairs:

- ✓ Install carpet.
- ✓ Replace the carpet on the second-floor stairway.

Bathroom:

- ✓ Install tile flooring.



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 3 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required. (1)



APPLIANCES

- 📌 Appliances (not included) necessary for this project based on options selected: Microwave and refrigerator.
- 📌 All dryers, ranges and cooktops are electric, not gas unless specifically noted.



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.