

## Basement Finishing Work Order

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### DEMOLITION / PREPARATION

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



### CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the kitchen drain, laundry drain, both lave drains, both toilet drains, both tub/shower drains.
- ✓ Place new concrete in the cut areas after plumbing installation.



### FRAMING

- 📌 *Note: The majority of framing is already done; we have only allowed for minor repairs to existing walls.*
- ✓ 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 any remaining fur-downs around duct work in finished areas.



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

- ✓ Add 8 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.
- ✓ Install a ventilation duct and exterior cover for the dryer.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



### PLUMBING

#### **Mechanical:**

- 📌 *Note: primary (original) water heater to remain as is.*
- ✓ Move the water valve to the storage room (includes a new Pressure-Relief-Valve).

#### **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.

#### **Bathrooms #1 & #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 lave faucet.
- ✓ Provide and install a shower faucet.
- ✓ Provide and install a toilet.

#### **Laundry:**

- ✓ Install an all-in-one, wall-mounted, drain box with hot/cold supply connections.
- ✓ Install a floor-drain for the washer.



### ELECTRICAL

#### **General:**

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 33 plugs, 20 switches, 6 CAT5e/RG6 lines, 4 smoke detectors, 19 grouped 3000K LED can/disc-lights and 10 individual light fixtures.

⚠ *An additional circuit breaker panel is not included.*

- ✓ Install a heavy-load dimmer switch (speak with customer for location).

#### **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:**

- ✓ Install one 240v circuit breaker and plug for the dryer and one 110v circuit and plug for the washer.

#### **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-19 fiberglass batts on all exterior walls we frame.
- ✓ Insulate the interior walls of the mechanical room and bathrooms.

#### **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**

\*Unless otherwise noted

#### **Doors:**

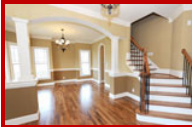
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.\*
- ✓ Install a weather-tight door on the cold storage.
- ✓ Install a solid-core weather-tight door to separate the house side from the apartment side.

#### **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.



### **PAINT**

#### **Paint:**

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).



### **TUB/SHOWER SURROUND**

#### **Bathrooms #1 & #2:**

- ✓ 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**

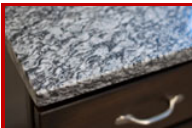
- ⚠ All cabinetry in this bid are Shaker-style in a painted white (or other Tier 1 colors).

#### **Bathrooms #1 & #2:**

- ✓ Provide and install a 48" cabinet (with 2 doors and 5 drawers).

#### **Kitchen:**

- ✓ Provide and install a 14-unit cabinet set (see sketch).



### **COUNTERTOPS**

#### **Bathrooms #1 & #2:**

- ✓ Install a 3cm granite 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**

#### **Kitchen area, laundry closet, hallway, hall closet and both bathrooms:**

- ✓ Install LVP/LVT

#### **Up the stairs and under the stairs:**

- ⚠ Existing carpet to remain as is.

#### **Stairway landing, family room, hallway and both bedrooms:**

- ✓ Install carpet.



### **HARDWARE/ACCESSORIES**

- ✓ Install a frameless mirror in each bathroom approx. 48"W x 36"H.
- ✓ Install a bathroom accessory set in each bathroom. (One towel bar, one towel ring and one TP holder).
- ✓ Install door knobs and stops.
- ✓ Install 4 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required. (2)



### **APPLIANCES**

- i** Appliances (not included) necessary for this project based on options selected: Microwave, refrigerator, dishwasher, free-standing range/oven and a unitized washer and dryer.
- i** All dryers, ranges and cooktops are electric, not gas unless specifically noted.



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

Items not included unless specifically noted:

- |   |   |
|---|---|
| <b>⚠</b> Prevention from (or repair of) external water leakage.   | <b>⚠</b> Moving or redoing underground plumbing.                    |
| <b>⚠</b> Correcting any unforeseen, previously done, faulty work. | <b>⚠</b> Sub-grade camera work. (Price starts at \$250.)            |
| <b>⚠</b> Altering or moving of bearing walls.                     | <b>⚠</b> Installing, moving or discarding of any appliance.         |
| <b>⚠</b> Repairing, adjusting or replacing of any security items. | <b>⚠</b> Installing or mounting TVs, projectors or A/V devices.     |
| <b>⚠</b> Running (or connecting to) upstairs low-voltage lines.   | <b>⚠</b> Altering (or adding to) the existing heating trunk system. |
| <b>⚠</b> Collection panel(s) or data/voice hardware.              | <b>⚠</b> Adding or altering zoning equipment.                       |

Notes:

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