

Basement Finishing Work Order

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DEMOLITION / PREPARATION

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



CONCRETE

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



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.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 5 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

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 4" center-set, lave faucet.
- ✓ Provide and install a Moen-Brantford shower faucet.
- ✓ Provide and install a toilet.



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 32 plugs, 14 switches, 5 CAT5e/RG6 lines, 2 smoke detectors, 23 3000K LED can/disc-lights and 7 light fixtures.
- ⚠ *An additional circuit breaker panel is not included.*

Entertainment:

- ✓ Install 1 cable-management chase-tube for a wall-mounted TV location in the great room (components below the TV).
- ✓ Install standard wiring for a 5.1 sound system.



INSULATION

Wall Insulation:

- ✓ Insulate with R-19 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.
- ✓ Finish the stairway and finish under the stairs.
- ✓ Install DensShield around the tub/shower.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

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

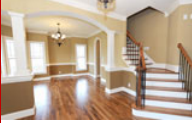
Trims:

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

Shelving:

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

i Note: All shelves are 16" as standard (where possible) and the quantity is dependent on closet type and ceiling height*.



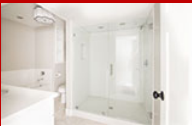
PAINT

Paint:

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

Upstairs:

- ✓ Re-paint the upstairs (speak with Eric for details).



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).



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

Great room, bedroom, hallway, up the stairs and under the stairs:

- ✓ Install carpet.

Bathroom:

- ✓ Install tile flooring.

Storage room:

- ✓ No flooring included.



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.