

Basement Finishing Work Order

September 16, 2024



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DEMOLITION / PREPARATION



CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the laundry floor 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.



WINDOWS AND EXTERIOR DOORS

- ✓ Frame around the kitchen window for a future door.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- 📌 Note: The HVAC work is mostly done.
- ✓ Install a ventilation duct and exterior cover for the dryer.
- ✓ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



PLUMBING

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 customer-selected pull-down faucet.

Laundry:

- ✓ Install an all-in-one, wall-mounted, drain box with hot/cold supply connections.
- ✓ Jack-hammer and chip-out concrete and install a floor-drain for the washer.

Other:

- ✓ Clip/cut-back (as needed) the existing sink-drain extension and hot/cold supply drops (where the previously planned kitchen would have been).



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 13 plugs, 4 switches, 2 CAT5e/RG6 lines, 1 smoke detectors, 16 3000K LED can/disc-lights and 0 light fixtures.
- ⚠ *An additional circuit breaker panel is included.*
- ✓ Wire for a future porch light and switch by the future walk-out location.

Kitchen:

- ✓ Install 1 ceiling-mounted 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. (Included if the kitchen package is chosen.)

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).
- ✓ Install wiring for a 5.1 sound system.
- ✓ Wire for a projector including a plug on the ceiling and an empty chase-tube (with 3 pull-strings in it only – no HDMI cable).



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 laundry closet with R-13.

Ceiling Insulation:

- ✓ Install the superior 1lb density, cellulose blow-in in the ceiling of the game area, kitchen and living room.



DRYWALL

- ✓ Install ½" drywall on all surfaces to be finished with bull-nose corners and hand-textured ceilings (including under the stairs).
- ✓ Finish the walls to closely match the texture upstairs: Old-World.
- ✓ Finish coating and texturing the drywall in the bathroom and both bedrooms.



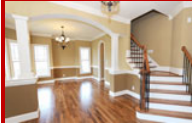
FINISH CARPENTRY

Doors:

- ✓ Install a solid-core, weather-tight double-door on the mechanical room.
- ✓ Install a weather-tight door on the cold-storage.
- ✓ Install a solid-core, weather-tight door between the stairway-hallway and the living room.

Trims:

- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Speak with Eric about wood work on kitchen beam and posts.
- ✓ Install base boards in the bathroom and both bedrooms.



PAINT

Paint:

- ✓ Paint a 2-tone finish in the large room (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Paint a 2-tone finish in the in the bathroom and both bedrooms.
- ✓ Check with Eric about the wood-treatment (yet to be determined) for the kitchen beam and posts.



TUB/SHOWER SURROUND



CABINETS

⚠ All cabinetry in this bid are Shaker-style in a painted white (or other Tier 1 or Tier 2 colors).

Kitchen:

- ✓ Provide and install a 10-unit cabinet set (see sketch).



COUNTERTOPS

Kitchen:

- ✓ Install a countertop (no back-splash).
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install an 18-gauge, dual-bowl, stainless-steel sink with sound-deadener.



FLOORING

Entire game area/family room/kitchen area, hallway, both bedrooms and under the stairs:

- ✓ Install LVP/LVT.



HARDWARE/ACCESSORIES

- ✓ Install door knobs and stops that are as similar to your upstairs as available from our suppliers.



APPLIANCES

- ⓘ Appliances (not included) necessary for this project based on options selected: Microwave, apartment refrigerator, dishwasher, free-standing range/oven, and a unitized washer and dryer.
- ✓ Installation is included for the above-range microwave.



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.