

Basement Finishing Work Order

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DEMOLITION / PREPARATION

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



CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the kitchenette drain, toilet drain and shower 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.
- ✓ Create a new doorway opening for under the stairs in the finished storage room.
- ✓ Double-up the wall at the bottom of the stairs (see sketch).
- ✓ 2x6 plumbing wall in the bathroom.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 6 new heating-tube runs and registers to the existing furnace system.
- ✓ Install up to 3 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

Kitchenette:

- ✓ Plumb the supply-lines and drain for the sink.
- ✓ Install a brushed-nickel, Moen-Brantford, pull-down faucet.
- ✓ **Note: The homeowner is interested in adding a 'candy cane' filtered-water faucet in the kitchenette. More details to come.**

Bathroom:

- ✓ Plumb the supply lines and drains for two sinks, the shower and the toilet.
- ✓ Provide and install the lave faucets.
- ✓ Provide and install the shower faucet.
- ✓ Provide and install the toilet.



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 29 plugs, 13 switches, 4 **CAT6** lines, 3 smoke detectors, 23 "grouped" 3000K LED can/disc-lights, 3 "standalone" 3000K LED can/disc-lights(including two disc-lights under the stairs) and 4 light fixtures.
- ⚠ **An additional circuit breaker panel is not included.**
- ✓ Install heavy-load dimmer switch(s) (ask homeowner for location(s)).
- 📌 **Note: The existing door at the bottom of the stairs is being changes to swing the opposite direction (see sketch).**

Kitchenette:

- ✓ Install 2 over-sink sconce light fixtures & 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).
- ✓ Surround sound wiring option B) Install standard wiring for a 7.1 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, bathroom and other areas as shown on the sketch in R-13.

Ceiling Insulation:

- ✓ Install the superior 1lb density, cellulose blow-in in the ceiling of all rooms (except the storage room).



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 under the stairs.
- ✓ 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.
- ✓ Remove the existing door at the bottom of the stairs and install the new (opposite-swinging) door.

Trims:

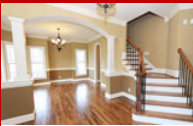
- ✓ Trim package: 3" casings, 5" baseboard, 5.5" headers.
- ✓ Install wood window-sills with an apron molding below the windows.

Shelving:

- ✓ Install multiple wooden, built-in shelves and an organizer stack in bedroom closets.
- ✓ Install a stack of 4 shelves approx. 3' long on the side-wall under the stairs.

Other:

- ✓ Install 2 stain-grade floating shelves in the kitchenette.



PAINT

Paint:

- ✓ Paint a single-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Touchup where the door was replaced at the bottom of the stairs.

Stain:

- ✓ Stain the kitchenette, linen and hallway cubby shelves.



TUB/SHOWER SURROUND

Cultured-marble shower:

- ✓ Install to a custom-built cultured-marble shower (approx. 36" by 60" by 7'tall) and a semi-Euro sliding glass door enclosure.



CABINETS

- ⚠ All cabinetry in this bid is group 1 or 2.

Bathroom:

- ✓ Install a 63" cabinet setup (with 4 doors and 3 drawers).

Kitchenette:

- ✓ Provide and install a 5-unit cabinet set.



COUNTERTOPS

- ❗ **NOTE:** Homeowner has countertop material and may choose to use it for the kitchen and bathroom. (Otherwise, they will select one new slab).

Bathroom:

- ✓ Install a 3cm granite countertop including a 4" backsplash.
- ✓ Includes a polished-edge for the under-mount sinks.
- ✓ Provide and install the sinks.

Kitchenette:

- ✓ Install a 3cm granite countertop including a 4" backsplash.
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install the sink.



FLOORING

Bedroom #1, Bedroom #2, Family room, landing area, hallway and under the stairs:

- ❗ **Note:** The homeowner has large amounts of carpet that matches what they have upstairs. They will provide measurements and wish to use their own carpet where possible.

- ✓ Install carpet.

Up the stairs:

- ⚠ Existing carpet to remain as is.

Bathroom:

- ✓ Install tile flooring.

Kitchenette area:

- ✓ Install LVT/LVP.

Finished storage room:

- ✓ No flooring included.



HARDWARE/ACCESSORIES

- ✓ Install two frameless mirrors in the bathroom approx. 24"W x 36"H each
- ✓ 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 6 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required.



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.