

Basement Finishing Work Order

January 20, 2025



Ben Smith

1425 N 3500 W
Provo, UT 84601



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 toilet drain and laundry 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 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.
- ✓ 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:

- ✓ Install a high-quality, 50,000-grain, soft-water system (includes loop, if needed).

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.

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 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 35 plugs, 45 switches, 3 CAT5e/RG6 lines, 1 smoke detectors, 12 grouped 3000K LED can/disc-lights and 6 individual light fixtures (including porch light).

⚠ *An additional circuit breaker panel is not included and should not be needed.*

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-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.
- ✓ Finish anything remaining under the stairs – up the stairs to remain unfinished.
- ✓ Install DensShield around the shower.

Sound Dampening:

- ✓ Install RC Channel on the basement ceiling.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

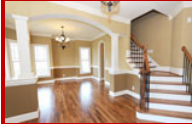
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a two-slab (double) solid-core, weather-tight door on the mechanical room.
- ✓ Install the dual-functional-panel walkout door.

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

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

Bathroom:

- ✓ Provide and install a 42" cabinet (with 2 doors and 2 drawers).

Kitchen:

- ✓ Provide and install a 10-unit cabinet set.



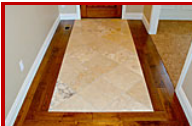
COUNTERTOPS

Bathroom:

- ✓ 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

Bedroom:

- ✓ Install carpet.

Entrance area, living room, laundry closet, bathroom, hallways and under the stairs:

- ✓ Install LVT/LVP 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)



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.