

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 the door and a portion of the wall at the bottom of the stairs.



CONCRETE



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.
- ✓ 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.
- 📌 Note: primary (original) water heater to remain as is.

Bathroom:

- ✓ Plumb the supply lines and drain for the sink, tub/shower and toilet.
- ✓ Provide and a jetted but (60" x 36" x 20.5").
- ✓ Provide and install the lave faucet.
- ✓ Provide and install the shower faucet.
- ✓ Provide and install a toilet.



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers, including GFCIs for the bathroom and mechanical room.
- ✓ Install 19 plugs, 12 switches, 3 CAT5e/RG6 lines, 2 smoke detectors, 12 grouped 3000K LED can/disc-lights and 6 individual light fixtures.

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

Entertainment:

- ✓ Install 1 cable-management chase-tube for a wall-mounted TV location in the family room (components below the TV).



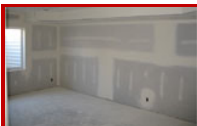
INSULATION

Wall Insulation:

- ✓ Insulate with R-19 fiberglass batts on all exterior walls 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 shower.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

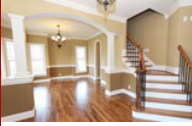
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a solid-core, weather-tight door on the mechanical room.
- ✓ Install a barn-door on the upstairs master bathroom.

Trims:

- ✓ Install wood window-sills with an apron molding below the windows.
- ✓ Install painted skirt-boards along the edges of the stairs.
- ✓ Install a new hand rail similar to the upstairs hand rail.

Shelving:

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



PAINT

Paint:

- ✓ Paint a 3-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Paint the existing stairway hand-rail.
- ✓ Paint the barn-door that goes on the upstairs master bathroom.
- ✓ Paint the new handrail similar to the upstairs railing.



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 is Shaker-style in a painted white (or other Tier 1 colors).

Bathroom:

- ✓ Provide and install a 48" cabinet (with 2 doors and 6 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

Family Room, hallway, bedroom, up the stairs and under the stairs:

- ✓ Install carpet.

Bathroom:

- ✓ Install tile 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.



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.