

Basement Finishing Work Order

May 29, 2025



Dean & Shawna Engebretson

1279 W 220 N
Mapleton, UT 84664



NOTE TO ALL CREWS

- Note:** All floors (except the bathroom) will be acid-stained; do not mark up the floor with paints and markers, etc.



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.
- ✓ 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 7 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.



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 install a BootzCast, standard-size, steel, ceramic-coated, insulated tub (60" x 30" x 14").
- ✓ Provide and install a brushed-nickel, Moen-Brantford, 4" center-set, lave faucet.
- ✓ Provide and install a brushed-nickel, Moen-Brantford shower faucet.
- ✓ Provide and install a Viper toilet (your choice of round or elongated bowl).



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 26 plugs, 17 switches, 4 CAT5e/RG6 lines, 3 smoke detectors, 31 3000K LED disc-lights and 1 light fixture.
- ⚠ An additional circuit breaker panel is not included.**
- ✓ Run 240v 6-3 wire only for a future hot-tub.

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.
- ✓ Install R-13 fiberglass insulation on both sides of the stairway wall and bedroom #2 wall common to the family room.

Ceiling Insulation:

- ✓ Install R-38 fiberglass batts in the ceilings of all rooms to be finished **EXCEPT** the small storage room.



DRYWALL

- ✓ Install ½" drywall on all surfaces to be finished with **SQUARE CORNER** and hand-textured ceilings.
- ✓ Finish the walls to closely match the texture upstairs: Old-World.
- ✓ Finish under the stairs.
- 📘 Note: The stairway drywall is already finished.
- ✓ Install the best quality moisture-resistant backer-board around the shower; DensShield quality.

Sound Dampening:

- ✓ Install soundboard on the stairway wall and bedroom #2 wall.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

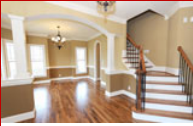
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a weather-tight door on the cold storage.
- ✓ Install a solid-core slab (no threshold) on bedroom #2 and at the bottom of the stairs.

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 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:

- ✓ Acid stain the floors of the family room, hallway, under the stairs, both bedrooms and both storage rooms.



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 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, **SQUARE**, under-mount sink.



FLOORING

Family Room, hallway, both bedrooms, both storage rooms and under the stairs:

- ✓ Acid Stain.

Up the stairs:

- ⚠ Existing carpet to remain as is.

Bathroom:

- ✓ Install LVT/LVP flooring.



HARDWARE/ACCESSORIES

- 📘 Note: Customer to provide and install own mirrors.
- ✓ 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 7 closet rods.



CLEANING / PRECAUTIONS

- 📘 We regularly clean up over the course of the project and do a final cleaning upon completion.
- 📘 We provide an on-site dumpster and haul away all of our debris.
- 📘 Portable restroom facilities are provided.
- 📘 The majority of our workers and material will enter through a window (as much as possible).