

Basement Finishing Work Order

January 14, 2025



James & Jenny Lowe

10947 S Great Dune Ct.,
South Jordan, UT 84009



DEMOLITION / PREPARATION

- ✓ Remove all temporary blanket insulation from exterior concrete walls in areas to be finished.
- ✓ Tear out a portion of the wall at the bottom of the stairs.



CONCRETE

- ✓ Cut and remove concrete for underground plumbing work to create or reposition the lave 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.
- ✓ Frame the doors for the bathroom, office and gym to be tall (check with Eric for exact height).
- ✓ Check with Eric for the exact opening for the hidden door.
- ✓ Install LVL headers for new 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.
- ✓ Add a doubled, 11-7/8" LVL beam in front of the kitchenette.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- ✓ Add 7 new heating-tube runs and registers to the existing furnace system.
- ✓ Install up to 4 cold-air returns (as needed for proper volume) at floor level for better function.
- ✓ Install an exhaust fan with a 5" exhaust tube and exterior cover for the bathroom and the game room.
- ✓ Install a gas-line to the BBQ.
- ✓ Install a gas-line for a future fire pit.

⚠ Inspect the HVAC system for breaches/openings prior to blow-in ceiling insulation.



PLUMBING

Mechanical:

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

Garage:

- ✓ Install a sink in the garage (speak with Eric for details).

Kitchenette:

- ✓ Plumb the supply-lines and drain for the sink.
- ✓ Install a faucet.

Bathroom:

- ✓ Plumb the supply lines and drain for the sink, shower and toilet.
- ✓ Provide and install a lave faucet.
- ✓ Provide and install a shower faucet.
- ✓ Provide and install a toilet.



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 32 plugs, 15 switches, 5 CAT5e/RG6 lines, 3 smoke detectors, 28 grouped (and 2 individual) 3000K LED can/disc-lights and 1 light fixture.
- ✓ Install 4 ceilings fans (1 office, 1 game room, 2 great room).
- ✓ Install an exhaust fan in the bathroom and the game room.
- ⚠ An additional circuit breaker panel is not included.
- ✓ Speak with homeowner about the possibility of dimmer switches.

Kitchenette:

- ✓ Install circuits for the mini-fridge, below-cabinet microwave(place in top-left corner of cabinet) 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).
- ✓ Install standard wiring for a 5.1 sound system in the gym (check with homeowner for component locations).
- ✓ Install standard wiring for a 7.1 sound system in the great room (check with homeowner for component locations).



INSULATION

Wall Insulation:

- ✓ Insulate with R-19 fiberglass batts on all exterior walls in finished areas.
- ✓ Insulate with R-13 fiberglass batts on the interior walls of the office, bathroom and gym.
- ✓ Install rock-wool (3") sound insulation on the game room interior wall.

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.
- ⚠ Smooth finish on the wall to be board & batten (including down in the kitchenette area).
- ✓ Finish the stairway and finish under the stairs.
- ✓ Install DensShield around the shower or tub.
- ℹ DensShield is the best-quality, moisture-resistant backer board on the market.



FINISH CARPENTRY

*Unless otherwise noted

Doors:

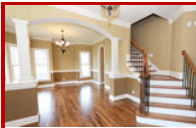
- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.*
- ✓ Install a solid-core, recessed-hinge, hidden-door on the game room.

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 paint-grade hand rail similar to the upstairs hand rail.
- ✓ Install a 3-sided casings (gym, office, great room).
- ✓ Install a full, board & batten treatment on the game room wall (to allow for hiding the door).

Shelving:

- ✓ Install face-trim on the shelving stack in the bathroom.
- ✓ Install multiple wooden, built-in shelves and an organizer stack in applicable closets.
- ℹ Note: All shelves are 16" as standard (where possible) and the quantity is dependent on closet type and ceiling height*.
- ✓ Install 2 stain-grade floating shelves above the kitchenette cabinets.



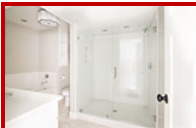
PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).
- ✓ Paint the new handrail similar to the upstairs railing.

Stain:

- ✓ Stain the two floating shelves in the kitchenette.



TUB/SHOWER SURROUND

Cultured-marble shower:

- ✓ Install a custom-built cultured-marble shower (approx. 36" by 60" by 74" tall [inside dimensions]), includes a sliding glass door/enclosure with trim.
- ✓ Install a corner bench/seat at the back of the cultured-marble shower.



CABINETS

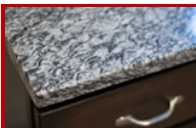
- ⚠ All cabinetry in this bid is Shaker-style in a painted white (or other Tier 1 colors).

Bathroom:

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

Kitchenette:

- ✓ Provide and install a 2-base-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.

Kitchenette:

- ✓ Check with Eric to see if the customer has chosen a tile backsplash. (Install a 3cm granite countertop including a 4" backsplash.)
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install an 18-gauge, single-bowl, stainless-steel sink with sound-deadener.



FLOORING

The office, great room, up the stairs, under the stairs and the hallway:

- ✓ Install carpet.

The bathroom, kitchenette area and game room:

- ✓ Install LVP flooring.

The gym:

- ✓ Install rubber.



HARDWARE/ACCESSORIES

- ✓ Install a frameless mirror in the bathroom approx. 48"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 6 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required. (2)



APPLIANCES

- i Appliances (not included) necessary for this project: under-cabinet microwave, mini-fridge.



CLEANING / PRECAUTIONS

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



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:

- i All sub-grade plumbing and concrete work associated with the bid are estimates based on normal/anticipated conditions.
- i 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.
- i Closets, storage areas, under stairs and other utility areas are painted one color only (usually the trim color).
- i Circuit breakers, switches, receptacles, boxes, wire sizes, etc. are industry standard and not brand-specific.
- i We will replicate the termination-ends of our low-voltage lines to that of the existing low-voltages lines.
- i Drywall price assumes that drywall can be stocked by the typical removal and re-installation of a basement window.
- i Actual floor covering material needed may vary slightly between sketch estimates and actual field measurements.
- i For LVT/LVP flooring, additional costs for extra prep/floating, etc. may be necessary for uneven concrete floors.
- i Our insulation, as bid, meets or exceeds the requirements being enforced for basement finishing in most cities.
- i Any item or process required by the city inspector that is not included in the bid will be added to your bill.