

Basement Work Order

January 24, 2025



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2819 N 390 W
Pleasant Grove, UT 84062



DEMOLITION / PREPARATION



CONCRETE

- ✓ In bathroom #2: cut a trench from the tub drain to the shower location.
- ✓ In bathroom #1: instructions TBD.
- ✓ Cut 4 core-cuts in the foundation wall. One in the back patio, two in bedroom #1 and one in bedroom #2 (speak with Eric).
- ✓ Place new concrete in the floor-cut areas after plumbing installation.



FRAMING

- ✓ Frame 2x4 walls, 16" on-center layout with treated floor-plates.
 - ✓ Frame the ceiling, start your 2x6 joists/rafters 91" off the floor.
 - ✓ The ceiling grid diagram is posted.
 - ✓ Install fire-blocking and draft-stop around perimeter walls.
 - ✓ Construct fur-downs around duct work in finished areas.
 - ✓ Build the structure walls for the media center.
- Ceiling Framing:**
- ✓ Use 2x6 material on 16" or up to 24" centers as required
 - ✓ Install up to 4 support beams within the ceiling as needed to carry the ceiling span as needing/shown.



HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

- 📌 Note: Homeowner to use original HVAC tech.
- ✓ Run the dryer vent and the bathroom exhaust fans.



PLUMBING

Mechanical:

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

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 faucet.

Bathroom 1:

- ✓ 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.

Bathroom 2:

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



ELECTRICAL

General:

- ✓ Wire to code and install typical circuit breakers (when applicable), including GFCIs for the bathroom and mechanical room.
- ✓ Install 31 plugs, 16 switches, 5 CAT5e/RG6 lines, 3 smoke detectors, 24(grouped) 4(individual) 3000K LED can/disc-lights and 5 light fixtures.
- ✓ Install a circuit for the electric fireplace.
- ⚠ *A circuit breaker panel is included to be installed on the wall in bedroom #1.*
- 💡 *Speak with homeowner about adding heavy-load dimmer switch(s) for +\$89/ea.*

Kitchen:

- ✓ Install a garbage-disposer circuit & air-switch, circuits for the refrigerator, microwave and small appliances plugs; 1 110v circuit for the gas cooktop, 1 240v circuit and breaker for the double-electric ovens.

Laundry:

- ✓ Install one 240v circuit breaker and plug for the dryer and one 110v circuit and plug for the washer (stackable unit).

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 both bathrooms, the laundry room and the 3 walls of the walk-in closet for bedroom #2.

Ceiling Insulation:

- ✓ Install 3" of "Closed-Cell" foam on the entire concrete ceiling.



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: Lite-Old-World.
- ✓ Install DensShield around the showers.
- ✓ Drywall and smooth-smith the media center.



FINISH CARPENTRY

Doors:

- ✓ Install double, ball-catch or magnet-catch doors on applicably-sized closets.
- ✓ Install a pocket-door on the walk-in closet.

Trims:

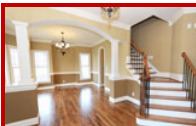
- ✓ Install wood window-sills with an apron molding below the windows.

Shelving:

- ✓ Install multiple wooden, built-in shelves and an organizer stack in bedroom closets, the hallway, laundry & pantry closets.

Other:

- ✓ Install 2 stain-grade "floating" corner shelves in the kitchen.
- ✓ Install 4 stain-grade floating shelves and mantel for media center.
- ✓ Install ship-lap above and below the mantel of the media center.



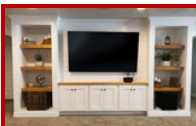
PAINT

Paint:

- ✓ Paint a 2-tone finish in all non-utility rooms (includes all necessary prep, primer and 2 separate finish coats).

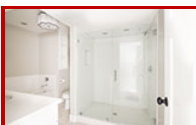
Stain:

- ✓ Stain the media center's shelves and mantel.
- ✓ Stain the kitchen's corner shelves.



FIREPLCE FOR MEDIA CENTER

- ✓ Install an electric fireplace in the media center.



TUB/SHOWER SURROUND

Bathroom #1 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.

Bathroom #2 cultured-marble shower:

- ✓ Install a custom-built cultured-marble shower (approx. 36" by 60" by 7'tall), includes a sliding glass door/enclosure.
- ✓ Install a bench (homeowner to decide type/style)



CABINETS

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

Bathroom 1:

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

Bathroom 2:

- ✓ Provide and install a 66" cabinet (with 2 doors and 6 drawers).

Kitchen:

- ✓ Provide and install an 18-unit cabinet set (including island) (see sketch).



COUNTERTOPS

Laundry room:

- ✓ Install a 3cm granite countertop.

Bathroom 1 and 2:

- ✓ Install a 3cm granite countertop including a 4" backsplash.
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install homeowner's choice of sinks (bathroom #2 sink to be extra wide to support two faucets).

Kitchen:

- ✓ Install a 3cm granite countertop (backsplash to be tile).
- ✓ Includes a polished-edge for an under-mount sink.
- ✓ Provide and install a (Rio Bayla model) farm sink (customer to confirm selection).



FLOORING

Living room, kitchen, laundry, hallway and both bathrooms:

- ✓ Install LVT/LVP.

Both bedrooms:

- ✓ Install carpet.



HARDWARE/ACCESSORIES

- ✓ Install frameless mirrors in the bathrooms approx. 66"/42"W x 36"H.
- ✓ Install bathroom accessory sets.
- ✓ Install door knobs and stops that are as similar to your upstairs as available from our suppliers.
- ✓ Install 8 closet rods.
- ✓ Install an escape ladder in each bedroom window well where required. (2)



APPLIANCES

- ⓘ Appliances (not included) necessary for this project based on options selected: Microwave, refrigerator, gas-cooktop, dishwasher, double-oven, stackable washer and dryer.
- ⓘ All dryers, ranges and cooktops are electric, not gas unless specifically noted.



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.