

DEMO:

Demo Exterior:

1. Demo concrete slope in front of driveway.
2. Remove awnings in front house. (Over window and over front entrances)
3. Remove old mailbox and replace.
4. Remove lighting on front doorway and replace.
5. Remove screen door from front entrance and replace.
6. Remove all damaged window screens and replace
7. Remove and replace damaged hopper windows.
8. Cut back all bush in front and rear of yard – and away from house so you can paint.
9. Remove all damage siding and replace.
10. Remove left side deck under carport and rebuild.
11. Remove left side deck entrance door, screen door and replace.
12. Remove walkway leading towards back extension of house and replace with bricks.
13. Remove laundry poles from back left side of house.
14. Demo back shed.
15. Remove green carpet from the slab on the back extension of the house.
16. Clean up and demo anything that needs repair in back extension of house.
17. Remove door and screen door from back entrance on extension of house and replace.
18. Remove all garbage debris around house.

Demo Interior:

Foyer

1. Remove all curtain rods/brackets/blinds from windows.
2. Remove all moldings (Baseboard, Crown, Window, etc.) **Do not remove window sills or frames unless damaged**
3. Cut sheetrock 4ft up and remove mold, if any.
4. Remove all outlets and switches, which are to be replaced.
5. Demo part of ceiling for light fixture installment.
6. Scrape Popcorn Ceilings
7. Check subflooring for any damaged and replace.

Living room

1. Remove all curtain rods/brackets/blinds from windows.
2. Remove all moldings (Baseboard, Crown, Window, etc.) **Do not remove window sills or frames unless damaged**
3. Cut sheetrock 4ft up and remove mold, if any.
4. Remove all outlets and switches, which are to be replaced.
5. Demo part of ceiling for light fixture installment.
6. Scrape Popcorn Ceilings
7. Check subflooring for any damaged and replace.

Dining room

1. Remove all curtain rods/brackets/blinds from windows.
2. Remove all moldings (Baseboard, Crown, Window, etc.) **Do not remove window sills or frames unless damaged**
3. Cut sheetrock 4ft up and remove mold, if any.
4. Remove all outlets and switches, which are to be replaced.
5. Scrape Popcorn Ceilings
6. Demo part of ceiling for light fixture installment.

7. Demo wall by stairs.
8. Remove basement door, doorframe and replace.
9. Remove carpet from stairs leading upstairs.
10. Check subflooring for any damaged and replace.

Kitchen

1. Remove all curtain rods/brackets/blinds from windows.
2. Remove kitchen appliances
3. Demo kitchen counter tops, backsplash and cabinets.
4. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
5. Remove wall extension over cabinets.
6. Demo all walls down to stub.
7. Remove stub to add pocket door to back room.
8. Expand entrance to dining room.
9. Remove all outlets and switches which are to be replaced
10. Demo part of ceiling for light fixture installment.
11. Scrape Popcorn Ceilings
12. Remove vinyl flooring.
13. Check subflooring for any damaged and replace.

Back room

1. Remove all curtain rods/brackets/blinds from windows.
2. Remove cabinet.
3. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
4. Remove all outlets and switches, which are to be replaced.
5. Demo to studs.
6. Remove linen closet door, doorframe and replace
7. Demo linen closet to studs.

Second floor hallway

1. Rip off all paneling.
2. Remove dropped ceiling.
3. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
4. Remove all outlets and switches, which are to be replaced.
5. Remove closet door, doorframe and replace with all new hardware and metal fire rated door to meet town code.
6. Demo closet to make space for water heater and furnace. **Do disturb linen closet next to it.**
7. Remove and replace hallway window.
8. Remove carpet.
9. Demo ceiling over stairs and repair.

Master bedroom (Front of house)

1. Rip off all paneling.
2. Remove dropped ceiling.
3. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
4. Remove all outlets and switches, which are to be replaced.
5. Remove entrance door, doorframe and replace with all new hardware.
6. Remove closet door, doorframe and replace with all new hardware.
7. Demo closet to studs.
8. Demo part of ceiling for light fixture installment.

Second bedroom (Middle of house)

1. Rip off all paneling.
2. Remove dropped ceiling.
3. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
4. Remove all outlets and switches, which are to be replaced.
5. Remove entrance door, doorframe and replace with all new hardware.
6. Remove both closet doors, doorframes and replace with all new hardware.
7. Demo closets to studs.
8. Demo part of ceiling for light fixture installment.

Third bedroom (Back of house)

1. Remove all moldings (Baseboard, Crown, Window frames, etc.) **Do not remove window sills or frames unless damaged**
2. Remove all outlets and switches, which are to be replaced.
3. Remove entrance door, doorframe and replace with all new hardware.
4. Remove closet door, doorframe and replace with all new hardware.
5. Demo closet to studs.
6. Demo part of ceiling for light fixture installment.

Bathroom

1. Gut whole bathroom to studs
2. Remove entrance door, doorframe and replace with all new hardware.

Basements

1. Remove the old hearing system.
2. Remove the old furnace.
3. Remove any asbestos wrapping around pipes or anywhere it's visible????
4. Demo stairway leading towards left side deck.
5. Clean entire basement

EXTERIOR

General

1. Pour new concrete slope-envelope front of driveway
2. Repoint front entrance brick stairs.
3. Repair foundation where needed.
4. Rebuild side deck under carport. (Eliminate entrance to basement)
5. Add two railings leading down the stairs on side deck under carport.
6. Repair back extension of the house.
7. Add brick walkway leading from carport to back extension.
8. Check lights on carport.
9. Repair back extension railing.
10. Replace damaged hopper windows.
11. Replace front entrance screen door.
12. Replace or repair all damage or missing window screens
13. Replace left side deck entrance door and screen door.
14. Replace door and screen door for back entrance on extension of house.
15. Install new hardware on all entryway doors, brushed nickel (**provide 3 keys**)-we will supply hardware-not doors
16. Cut back all bush in front and rear of yard – and away from house so you can paint.

17. Replace all damage siding and paint-color tbd
18. Repair all termite damaged material
19. Check all gutter and litters.
20. Fix damaged soffit and fascia board where needed
21. Install new exterior lighting on doorway
22. Stucco patch entire exterior where needed.
23. Power wash front entrance sidewalk and stairs.
24. Power wash entire house for painting.
25. Power wash entire white fence.
26. Sand down front entrance railing and paint. (Color TBD)
27. Sand down railing for side deck under carport and painting. (Color TBD)
28. Sand down back extension railing and painting. (Color TBD)
29. Sand down and paint front door molding and frame. (Color TBD)
30. Sand down and paint front door. (Color TBD)
31. Sand down and paint all attic vents. (Color TBD)
32. Sand down, paint and seal carport awning. (Color TBD)
33. Paint carport post. (Color TBD)
34. Paint front ledge. (Color TBD)
35. Paint back extension slab and stairs. (Color TBD)
36. Paint side deck under carport. (Color TBD)
37. Paint complete exterior of house. (Color TBD)
38. Fix driveway and seal.
39. Add new mailbox.
40. Install screens on all eve vents and roof vents if needed
41. Paint per color scheme

LANDSCAPE:

When landscaping is done on our jobs. We need all walkway, driveways, curbs, patios, gardens edged out for a clean crisp look. All lawns should be maintained to our finish standards. All trees and bushes should be trimmed, clipped and manicured. All yards should be free of any debris and in show condition.

1. Remove weeds
2. Clean front and back yards and remove debris.
3. Trim all trees
4. Add dark brown wood chips or black mulch

SIDING:

SIDING - Install house wrap and 3/8-fanfold insulation when installing any vinyl siding. White center vent soffits, white corner posts, white trim, (trim used should be a 2 ½ inch window and door casing), white j- blocks unless otherwise specified. Make sure all siding seems are facing towards rear of home not front. Frame out all chimneys and install the corresponding siding our homes for a cleaner look.

1. Replace all damage siding and paint-color tbd.

ROOF:

ROOFING - Install cobra ridge vent, hip/ridge shingles, ice and water, 15lb felt underlayment when installing our roofing. Make sure two gable vents are installed on each side of home for proper ventilation in attic. Install roof louver vents at rear of home if more ventilation is needed in home.

1. Clean all debris off of roof.
2. Fix damaged roof and drip edges
3. Inspect and make sure all vents stacks and roof vents are sealed correctly

4. Inspect entire roof and patch were needed
5. Repair any soffit and fascia board as needed

GUTTERS:

All gutters and liters are to be installed and working properly on all homes upon completions. Make sure all liters are pitching waters at least 3 feet from the home to avoid flooding. If detached garages exist gutters are to be installed as well.

1. Check all gutters and litters and replace where needed

CHIMNEY:

CHIMENY- all chimneys are to be inspected. Any loose bricks must be re-mortared. All caps must be inspected and secured. Make sure all chimneys are not breaking away from home. If so, take proper measurements for fix. Make sure all chimneys have proper flashing. Inspect all chimney liners for shelf life.

2. Stucco patch entire exterior where needed.

GARAGE:

GARAGE – All doors entering from garage to home must have a metal fire rated door to meet town code.

1. DOESN'T APPLY

INTERIOR

GENERAL:

Skim coat ceiling where needed.

We will supply all fixtures-contractor to supply electrical switches-GFI, etc if needed.

Foyer – Living Room – Dining Room

1. Add new light fixture(we will supply) and light switches(if needed).
2. Install new outlet if needed.
3. Install sheetrock at 4ft cut out.
4. Patch ceilings (skimcoat)
5. Prep and paint room per color scheme (Color TBD)
6. Install hardwood floor.
7. Add new moldings. (Baseboard, window moldings) (Moldings TBD-will tell you model number)

Back room-Mud Room

1. Install new bathroom as described below.
2. Install washer and dryer connector and plumbing.

Second floor hallway

1. Add a second light to hallway (divided evenly)
2. Add new light fixtures with a three way switches for downstairs and hallway.
3. Install new outlets if needed.
4. Install new blown insulation in the attic??????
5. Add water heater and furnace to hallway closet-see Jose.
6. Replace hallway window next to Bathroom.

7. Replace closet(s) doors with frame and hardware.
8. Install sheetrock on existing walls if possible.
9. Install fire rated sheetrock in closet walls.
10. Patch ceilings (skim coat)
11. Repair linen closet next to hallway utility closet. (Change hardware, sand and paint)
12. Prep and paint room per color scheme. (Color TBD)
13. Re-sand, buff, and coat existing hardwood floors
14. Add new moldings. (Baseboard, window moldings) (Moldings TBD) (Color TBD)

KITCHEN:

When installing kitchen cabinets make sure that all gaps are the same between all doors, make sure all doors are hung level. Make sure crown is taken directly to the ceiling when applicable. Make sure kitchen knobs are installed before completion. Granite install must have OGEE Edge and be flush with backsplash. We do not use 4inch backsplash with our granite.

*****Kitchen tile is to be layer brick style ALWAYS when applicable. Keep in mind we may use hardwood in our kitchens if space is an issue.***

1. Install pocket door with hardware between back room and kitchen possibly.
2. Install 4 5" recessed can light and one over sink on separate switch
3. Install new outlets.
4. Put up sheet rock.
5. Prep and paint all rooms per color scheme (Color TBD) (Color TBD)
6. Install floor tiles.
7. Install new kitchen cabinets (we will supply-you will measure)
8. Install new stainless steel appliances –we will supply
9. Install backsplash
10. Install new granite counter tops –you are to supply samples
11. Install new under mount sink
12. Install new faucet
13. Add new moldings. (Baseboard, window moldings) (Moldings TBD) (Color TBD)
14. Clean kitchen cabinets thoroughly, remove any cabinet liners

BATHROOMS: We will supply all cosmetics for bathroom(tub, vanity, tile, etc)

When installing all bathroom fixtures in our bathrooms make sure shower nozzles are secured properly. Covers are put behind toilet bowls so plumbing is not visible when coming out of walls. ***Tile should be layer brick style with a bullnose. Our tile is approx. 48 inches on the walls and the decorative mosaic and bullnose are added above, totally approx. 52 inches. Our shower body/tub areas are tiled straight to the ceiling. As a guideline all mosaics are typically chest height when standing in a shower tub. All ceiling vents should be properly vented outside home. Vanity mirror are to be hung straight and right above wall tile. We always used elongated toilet bowl if space provides. See packages. Only when space is an issue should we use standard toilets.***

Back room bath

1. Install new outlets and light switches if needed.
2. Install new plumbing if needed.
3. Treat bath water closet for mildew.
4. Put wall insulation????
5. Install New tub
6. New shower valve
7. Put up water resistant sheet rock.
8. Install new vanity-sink

9. New Faucet
10. Install mirror above vanity
11. Install New toilet
12. Install towel racks and toilet holders
13. New trim kit, and shower head
14. Construct niche cut in shower wall surround install tile surround
15. Install Tile surround
16. Accent Tile banner
17. Tile floor
18. Install new lighting
19. Paint per color scheme. (Color TBD)

Second floor bath

1. Install new outlets and light switches If needed
2. Install new plumbing if needed
3. Replace entrance doors with frame and hardware(you supply doors-we will supply hardware).
4. Treat bath water closet for mildew.
5. Put wall insulation
6. New tub
7. New shower valve
8. Put up water resistant sheet rock.
9. Install new vanity-sink, etc
10. New Faucet
11. Install mirror above vanity
12. New toilet
13. Install towel racks and toilet holders
14. New trim kit, and shower head
15. Construct niche cut in shower wall surround install tile surround
16. Install Tile surround
17. Accent Tile banner
18. Tile floor
19. Install new lighting
20. Paint per color scheme. (Color TBD)

BEDROOMS:

1. Add new light fixture and switches in room and closet(s).
2. Install new outlets and cover plates if needed.
3. Install new blown insulation in the attic????
4. Replace closet(s) doors with frame and hardware. (You supply all doors and we supply hardware)
5. Replace entrance doors with frame and hardware.
6. Install sheetrock on existing walls if possible.
7. Install sheetrock in closet walls.
8. Patch ceilings (skim coat)
9. Prep and paint room per color scheme (Color TBD)
10. Re-sand, buff, and coat existing hardwood floors
11. Add new moldings. (Baseboard, window moldings) (Moldings TBD) (Color TBD)
12. Add shelves and hanging rods to closet(s)
13. Sand and poly all floors

PLUMBING:

When performing any plumbing work on our jobs work must meet current town code. All bathrooms and kitchen plumbing is to be venting separately out of the roof. P-Traps are to be used under all faucets. No S-traps can be present anywhere inside of the home.

***NOTE:** Exhaust Vent for washer/dryer is to be run on all jobs if they are not currently present.*

Bathroom

exhausts vents should all be vented separately out roof to exterior of home. They are not being vented into the attic.

All bathrooms must vent out their own stack for proper ventilation. Bathroom back to back can be combined if a 4-inch pipe is used. If bathrooms and or Kitchen are on different side of the home then this particular room must need its own stack.

Cesspools must have main ventilation outside the exterior of the home. Upon completion make sure all hot and cold-water faucets are set correctly. Hot water is running throughout home. Water pressure is sufficient and no leaks are present throughout home. Run all water for 30-45 minutes straight to test for all leaks.

1. Check all existing plumbing & repair/replace as needed, per code
2. Remove existing hot water heater and install new one if needed
3. New angle stops on all water lines?
4. Correct all plumbing in laundry room
5. Check gas lines & repair/replace as needed
6. Check all drain lines and hose bibs & repair/replace as needed

ELECTRICAL:

All electrical must meet current code. Arch fault breakers must be installed in all non GFI breakers inside the panel, Bathroom receptacles must have 20amp wiring, all kitchen receptacles must have 20amp wiring, all kitchen islands must have a 20amp receptacles installed, GFI's must be at front and rear of home. All kitchen appliances should be on their own proper breaker. Microwaves are NEVER to be hard wired. Hot water tanks if applicable are also NEVER to be hard wired. If rear decks exists a second GFI's must be present, all smokes and co2 detectors should be hard wired if home is completely being rewired. (Do not forget to run wiring/outlet for washer and dryer.)

If a detached garage exists power should be operable and on its own breaker.

When installing any electrical outlets, cover plates, switches, we need all to look straight and level (not crooked) with no spacing or gaps between cover plates and sheetrock. We typically use white push plate's switches for all lights. Dimmers where specified. All outlets, switches, lights are to be checked and operable upon completion.

All panels must be labeled upon completion.

UNDERWRITERS CERTIFICATE MUST BE PROVIDED FOR ALL HOMES BEING REWIRED UPON COMPLETION.

1. Check all wiring & replace where needed, per code
2. Check panel & repair/replace as needed
3. Install dead panel if missing
4. Install smoke and carbon monoxide detectors per code
5. Install new vanity lights in all bathrooms
6. Replace all outlets and switches if needed
7. Upgrade all wiring as needed per code
8. Replace all light fixtures throughout the house-see above
9. Check for open junction point in the attic

HVAC

When performing any HVAC work on our jobs please make sure that all A/C units are working correctly. All vents, ducts are clean and operable. All units should have their own dis-connect next to the unit for safety. Thermostats are to be working properly. New filters have been installed. If running new ductworks please have a diagram for all main lines and their returns for Project Manager to sign off on. When installing oil tanks on the exterior of home. They should be put on concrete base. Build one if there is not one existing. When removing or abatement of in ground oil tanks, please provide certification of abandonment before job completion.

- 1. Install new HVAC system with new ductwork if needed in second floor hallway closet.

ATTIC:

All attics must be in proper condition for home inspection. Proper Insulation should be used in all flooring. Attics are to be free of any debris. Attic steps are to be operable in all homes. If attic steps are not applicable make sure closet has access panel. Proper ventilation must be present in all attic spaces. Soffits vents should be allowing airflow; gable vents on either side of home should be in working condition. If new roof is being install then ridge vent should be present.

INTERIOR FINISH:

MOLDING - around home can have no gaps between floors and molding. Existing gaps are to be filled with a shoe mold for a cleaner look. Floors must be sanded and stained with multiple coats before completion.

Home Depot CMPC350368

UTILITY ROOMS (boiler rooms) – All rooms are to have a metal fire rated door to meet town code. Door should be a minimum of 36” in size for proper clearance. Room MUST always be sheetrock with Fire Rated sheetrock and have two emergency cut off switches and a proper vent allowing ventilation for boiler/furnace.

BASEMENT:

When finishing our basements we must inspect all walls for any cracks, splits, etc. If cracks exists, ALL MUST be filled in with Liquid Concrete and water tested before moving forward. Once complete a coat of dry lock is to be put on the walls for. Box out any existing lolly columns with molding for a cleaner look. Sewer Trap (cesspool) traps must be accessible. We either build a box or door around them for future homeowners. Unless otherwise specified in scope below we leave basements open to one room and build a room around the utilities (i.e.: boiler/furnace and oil tank) if applicable. Floors are finished off with Berber carpeting. Contractor molding packs are typically used for finish work.

Basement Bathrooms – a sump pump (ejector pit) must be installed in all basement bathrooms unless cesspool is below foundation.

PAINTING: TBD

Color	Location	Color Code	Finish
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White Sherwin Williams	Exterior Trim	7006	Flat
Black	Front Door/Pergola	Not Provided	
Extra White (Sherwin Williams)	All ceilings	7006	Flat

Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/ Dining/ Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat
Extra White (Sherwin Williams)	All Trim & Doors	SW 7006	Semi Gloss