

SAMPLE WORK LIST

Revised August 26, 2003

1. Demo

- a. Remove existing part of kitchen wall to install pocket doors into breakfast area.
- b. Remove existing windows in dining room and new breakfast area and replace with new double hung retrofit windows.
- c. Remove existing window in den; re-frame to fill in and brick over.
- d. Remove existing kitchen cabinets, flooring, and appliances.
- e. Remove existing overlook handrail.
- f. Remove existing patio door and wall for new addition.
- g. Remove existing carpeting in den.
- h. Remove existing patio slab and excavate to good soil.
- i. Remove sheetrock from kitchen ceiling. Demo Kitchen walls as needed behind cabinets.
- j. Remove all drywall and paneling in den.
- k. *Possibly remove tile and mortar bed from foyer floor (determined to be necessary after examination of floor)

2. Foundation

- a. Install new slab foundation for bay sitting area.
- b. Provide for drainage at bay sitting area.
- c. Landscaper to install any necessary clean soil for foundation plantings.

3. Carpentry

- a. Frame new addition to plan.
- b. Install new siding at bay area.
- c. Install new soffit and fascia at bay area.
- d. Install new pocket door unit in opening to breakfast area.
- e. Install new doors to basement and downstairs bath.
- f. Install new exterior door in bay.
- g. Install new front door.
- h. Install new retro-fit windows in breakfast room and dining room.
- i. Install new kitchen window unit. *Possible Rollscreens @ operables.
- j. Install new bay windows. Rollscreens on two windows only.
- k. No muntins on rear windows.
- l. Install new wall handrail @ steps from kitchen to den.
- m. Install all necessary window trim, door trim, and baseboards. (Crown not in Kitchen)
- n. May vault bay ceiling to small flat space for fan – depends on HVAC.

4. Hardware

- a. Install new front door hardware.
- b. Install new cabinet door hardware.
- c. Install new bay door hardware.
- d. Install new hardware on basement and bath doors.

5. Mechanical

- a. Relocate existing plumbing supply and drain lines to new locations.
- b. Install new plumbing fixtures.
- c. Relocate electrical, phone line, and cable line as needed.
- d. Replace electrical outlets and switches in dining room.
- e. Replace electrical outlets and switches in breakfast room.
- f. Install new electrical sub-panel.
- g. Install new bay sitting area electrical.
- h. Install new lighting as per plan. Owner has not confirmed exact lighting or receptacles.
- i. Relocate existing ductwork as required. This is not an exact science – will be necessary to consider all options after demo. May require extra demo.
- j. Relocate thermostat in foyer to other side of wall.
- k. Install new bay ductwork as required and as possible. Client wishes to vault ceiling – will need more discussion as we demo and frame.

6. Exterior

- a. Repair exterior brick work in breakfast room, kitchen, and den. Exact brick has not been located as of yet. May need to use brick from demo for existing areas and not have a brick skirt at bay.
- b. Install new brick with rowlock under new bay windows.
- c. Install new siding and soffit on new bay.
- d. Paint exterior siding and soffit.
- e. Install three tab roofing on new bay only.
- f. Install new gutters on new bay only.

7. Interior Finish

- a. Insulate new bay.
- b. Insulate powder room wall at den.
- c. Sheetrock new bay and den.
- d. Sheetrock repair in kitchen.
- e. Sheetrock repair around new windows as required.
- f. Paint ceiling, walls and trim in dining room, breakfast room, kitchen, foyer, and den (incl. new bay area.)
- g. Repair back wall of fireplace.
- h. Replace damper.
- i. Install new gas line and gas logs.

8. Built-Ins

- a. Install new kitchen cabinets.

9. Tile/ Stone/ Slabs

- a. Install new front entry floor tile.
- b. Install new granite counter tops.
- c. Install new tile backsplash.

10. Flooring

- a. Install new wood floor in kitchen area stained and with 3 coats of poly.
- b. Install new carpeting in den and bay areas.

11. Appliances

- a. Install new kitchen sink.
- b. Install new double oven.
- c. Install new dishwasher.
- d. Install new refrigerator.
- e. Install new vent hood.
- f. Install new garbage disposal.
- g. Install new gas cook top.

Items Discussed but not included.

1. Add door to laundry from den.
2. Wall in garage side door to laundry.
3. Replace laundry room window.
4. Insulate wall between laundry and bathroom.
5. Refinish existing hardwood floors.
6. Move doorway between foyer and kitchen and install pocket door.
7. Add threshold and weather stripping to basement door.
8. Replace door from garage to small lower hallway.
9. Replace main water supply line.
10. Randy didn't want money included for all the new doors at powder room area because he feared the increase in cost. George did not include all of the doors, nor did he include the hanging or trim for them. We have now adjusted all figures to include these items.
11. Cost for redo of fireplace cabinet/shelf/mantle/marble/hearth is not in the estimate. Needs more discussion.