



Client:

Date

SCOPE OF WORK

Kitchen / Closet renovation

The following is a general Scope of Work for the kitchen and closet renovation for [REDACTED] at [REDACTED]. More detailed specifications will be provided once final decisions are made. For the purpose of this document, Handcrafted Homes, Inc. shall be referred to as the “Contractor,” and [REDACTED] shall be referred to as the “Owner.”

Part A – Kitchen/Closet

1. Mobilization / Site preparation.

Engineering

A structural engineer shall be retained to assess the work and provide the necessary structural specifications as needed.

Permits

Contractor shall obtain the appropriate building permit from the City of Atlanta.

Demolition / Debris removal

As per the project plans, remove a portion of the existing double wall in kitchen; remove dividing closet walls of the adjacent structure; remove cabinetry as needed for new kitchen design. Designated cabinet units to be saved and re-used.

Remove casings around two kitchen windows @ sink wall.

Remove all appliances except for dishwasher @ main sink. Save appliances for Owner to remove from site.

Contractor shall make provisions for construction debris removal.



2. Carpentry

Framing

Install new framing as per new floorplan & structural engineer's specifications.

Framing of soffit above gliding doors to create a pocket for the door tracks.

Doors & Windows

Install (2) gliding doors @ new opening from kitchen to new art foyer of master bedroom.

Install (1) pocket door @ entry to new walk-in closet.

Install (1) pocket door between new art foyer & existing bath area @ top of stairs.

Trim

Install new trim as needed to match existing.

Hardware

Install overhead track for new gliding doors.

Install (2) heavy duty pocket door tracks for door openings in art foyer.

Cabinet hardware to be part of Mi-Kin scope of work. Mi-Kin will, if possible, remove & re-use existing cabinet pulls.

3. Mechanical Sub-Contractors & Vendors

Plumbing

Install new sink & faucet @ window area. To be selected by Owner.

Re-install existing disposal. (Install new rubber gasket @ drain opening)

Cap off water & drain lines for dishwasher that is to be removed.

Re-install one of the existing dishwashers

Electrical

Provide new 220V line for new oven location

Provide 110V lines for new locations of freezer and refrigerator.

Install wiring & fixtures for lighting, switches, & receptacles in new closet, art foyer, and kitchen as per final Electrical Plan. Fixtures to be selected by Owner.

Install wiring for new lighting on grill area @ front porch.

Re-wire dishwasher as needed for re-installation

HVAC

Provide supply ducting for heating/cooling in new closet (if needed)

**MASTER CERTIFIED REMODELER (NARI) • UNIVERSAL DESIGN CERTIFIED PROFESSIONAL (NARI)
EARTHCRAFT BUILDER & RENOVATOR • CERTIFIED GREEN PROFESSIONAL (NARI)
CERTIFIED PROFESSIONAL HOME BUILDER (GAHBA)**

2018 NARI National CotY for Residential Interior Under \$75,000

2016 Remodeler of the Year, Greater Atlanta Home Builders Association

505 Boulder Way • Roswell, Georgia 30075 • 770-642-1010 (o)

www.handcraftedhomes-inc.com • officers@handcraftedhomes-inc.com

www.facebook.com/handcraftedhomesinc



4. Interior Finishing Sub-Contractors

Sheetrock

Install & finish ½” sheetrock on new walls as needed.

Repair kitchen & master closet ceilings as needed.

Create sheetrock returns @ windows on sink wall.

Painting

Paint all ceilings, walls, & trim in kitchen, art foyer, & master closet areas.

Paint wall adjacent to stairs going up to master bath/closet area.

5. Cabinets / Shelving

Cabinets

Install new kitchen cabinetry as per proposal from Mi-Kin Creations dated 7.23.19.

Some cabinet units from existing kitchen are to be re-used as noted on Mi-Kin proposal.

Shelving

Install shelving components in new closet. Design to be approved by Owner.

6. Countertops

Install new countertop @ area below kitchen window, & @ section of cabinets immediately to the right of the prep sink, stopping @ existing black countertop.

7. Tile

Install new backsplash above countertop along window wall. Tile to be selected by Owner.

8. Flooring

Repair existing flooring as needed in kitchen.

Install all new flooring in art foyer & master closet.

9. Appliances

Install new refrigerator, freezer, ovens, cooktop.

One of two existing dishwashers will be saved and re-installed.

**MASTER CERTIFIED REMODELER (NARI) • UNIVERSAL DESIGN CERTIFIED PROFESSIONAL (NARI)
EARTH CRAFT BUILDER & RENOVATOR • CERTIFIED GREEN PROFESSIONAL (NARI)
CERTIFIED PROFESSIONAL HOME BUILDER (GAHBA)**

2018 NARI National CotY for Residential Interior Under \$75,000

2016 Remodeler of the Year, Greater Atlanta Home Builders Association

505 Boulder Way • Roswell, Georgia 30075 • 770-642-1010 (o)

www.handcraftedhomes-inc.com • officers@handcraftedhomes-inc.com

www.facebook.com/handcraftedhomesinc