

## SCOPE OF WORK

### GENERAL

- Install new front door and door hardware, locks.
- Replace rear wrought iron door.
- Replace smoke/H2O detectors.
- Change all interior doors, casings, door hardware & door stops.
- Install Decora throughout.
- Install new white 2" horizontal blinds throughout.
- Mark all circuit breakers.
- Install 6" crown moldings in living, entry, hall, dining, bedrooms and kitchen. Replace baseboards.
- Repair all windows and screens as need-ed.
- Install stainless closet organizers throughout.
- **FLOORS:** Carpet in bedrooms. Renovate hardwood in other areas. Install porcelain in bath and kitchen.
- Change all locks to one key.
- Closet lights: Add switches versus pull chains.
- Remove alarm.

### KITCHEN

- Install a wall and remove the pass-through.
- Install new kitchen floor.
- Install new cabinets, including a 5' – 5'6" pantry in the dining room.
- Install new kitchen cabinets, quartz countertops, full backsplash & under-mount sink.
- Replace all appliances; Install a drop in stove. Bring water to refrigerator.
- Install the oval ceiling light, with dimmer. Install under the cabinet lighting.
- Two of the outlets will be USB compatible.
- Will add shut off valves behind dishwasher.

### LIVING ROOM

- Install chandelier or semi flush light, with dimmer.
- Cable & electric at 54" on north living room wall.
- 2 outlets will be, USB compatible.

### DINING

- Install new chandelier with dimmer.
- Install cable and electric on west wall at 54".
- Replace new ceiling drywall as needed.
- Make one of the outlets USB compatible.

### BATH

- We will be installing a door from primary bedroom into the bathroom.
- Demo storage to the west of the tub.
- Install a 6' deep soaker tub, mounted shower head and a hand held.
- Install all new bathroom accessories:
- Install new 36" vanity. Install new medicine cabinet with LED lights.
- Install new ceiling light & separate fan.
- Make one of the outlets USB compatible.

### HALLWAY

- Install three ceiling lights in hall and a ceiling light at the entry. All four are on one switch, dimmer.

### HALL CLOSET

- Replace ceiling light with new one and add a switch.
- Fill in the window with drywall.
- Install double hanging closet organizer on north wall.

## SCOPE OF WORK

### EAST (PRIMARY) BEDROOM

- Install door on east wall, going to bathroom.
- Install cable and electric on east wall.
- Closet: install 6 shelves on east wall.
- Install 6' SS closet organizer on back wall.
- Install new ceiling fan/light with one switch (no re-mote)
- Install two wall sconces with a switch dimmer.
- Make 2 outlets USB compatible.



DOOR CASING

### WEST BEDROOM

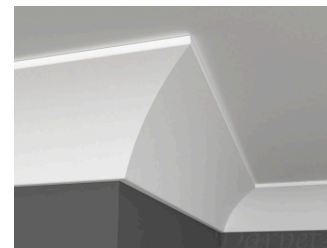
- Install cable and electric at 54" on the north wall.
- Install ceiling fan/light with one switch (no remote).
- Replace closet ceiling light and add a switch.
- **Closet:** Make door 24" and push it as far north as possible. Install six 12-13" shelves on south wall. Install double hanging on the west wall.
- Add wall sconces with dimmer on wall lower.
- Make one of the outlets USB compatible.



DOOR STYLE

### LAUNDRY/HVAC/ HOT WATER HEATER ROOM

- **Old Scope:** Wrap and Insulate water pipes. Insulate the wall to insure the pipes do not freeze. Note that the plumbing for the washer and dryer are on an exterior wall and therefore it is essential that we do everything possible to avoid frozen pipes. Will open wall, remove old insulation and spray foam new.
- Install new stacked washer and dryer.
- See where we can install shelves.
- Replace ceiling light with circular one.
- Add doors going to the HVAC/Hot water heater area.
- Install same porcelain tile that we used in the kitchen.



CROWN



BASE TRIM

## BATHROOMS



SHOWER TRIM



VANITY MIRROR



BATH ACCESSORIES



VANITY CABINET



FAUCET

## LIGHTING SCHEDULE

### KITCHEN:

Oval ceiling light with dimmer and under cabinet lights.

### DINING:

Chandelier with dimmer.



### LAUNDRY:

Ceiling light.



### HALL/ENTRY:

3 ceiling mounted lights + 1 entry light, all on one switch, with dimmer. All four may be identical or one may be different.



### BATHROOM:

Ceiling fan & separate light with dimmer.

### PRIMARY & SECOND BED:

Ceiling fans with lights. Wall sconces in primary & second with dimmer.



### LIVING ROOM:

Chandelier or semi-flush with dimmer.



### CLOSETS:

From hardware store