

Home Renovation Scope of Work

Referenced in StG Services Project Contract
June 15, 2016

Client:

Mark Kresge

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Site Location:

58 New Templeton Rd, Hubbardston

Time Frame:

July 25 – August 12

General Work Description:

I am purchasing this home in Hubbardston, with a closing date on July 20, and looking to have renovation work performed prior to moving in. The major elements of work include buildout of a new master bathroom, framing of several new closets and partition walls, relocation or removal of several doorways, and associated plumbing and electrical work. The requested work includes all rough and finish carpentry, rough and finish tradesman work; it does not include painting or finish flooring.

This house is contemporary style, 1993 construction, with engineered floor joists.

A time and materials estimate is requested, since minor scope modifications will likely occur over the next two months. A list of fixture allowances is attached (at Home Depot retail prices) to provide guidance on the quality of materials being requested.

The attached plans are at a scale of $1/8'' = 1'$.

Updated 6-15-16

Includes:

- 1) Everything in this document including mark-ups
- 2) Construction materials
- 3) Solid core primed doors standard & bi-fold
- 4) Waste Removal
- 5) Permits as required
- 6) Includes kitchen counter top materials & fabrication

Not Included:

- 1) Finished Floors
- 2) Master Bath Fixture Allowances (Client to purchase these items)
- 3) Sheet Rock install only, seaming by client

Scope of Work – General Carpentry

Kitchen

- Extend existing wall and frame a new closet 6'-9" x 32" (outside dimension). Provide door opening 64" wide, hang two 6-panel, solid core, primed, 32 x 80 doors (no center jamb). Finish inside and outside with ½" drywall. Trim around doorway with 1 x 4 trim.

Optional: **Included**

- Provide installation labor for (9) base cabinets, (5) wall cabinets, and 25 l.f. of laminate countertop. **Includes: Material, Fabrication & Installation of counter top**

First Floor Bath

- Replace existing pedestal sink with 36 x 22 vanity sink.

Study

- Construct new partition wall with 32" door opening
- Install prehung, 6-panel, solid core, primed 32 x 80 door
- Drywall both sides
- Trim around door with 1 x 4 trim
- Remove section of ceiling at window end of room to provide plumbing access for fixture drains above
- Box in 3" soil stack extending from bathroom above to basement
- Patch ceiling drywall

Garage

- Open up ceiling sections for plumbing access to baseboard heater above
- Patch ceiling drywall

Second Floor Bedroom

- Reconfigure room entrance
- Remove and salvage existing 32 x 78 door and trim, remove stub walls
- Frame new wall, corner and door opening to receive door
- Re-install salvaged door and trim

New Master Bedroom

- Demolish existing exterior balcony
- Remove and salvage exterior door
- Install new studs in doorway, patch sheathing, siding, drywall
- Frame new 8' x 30" (outside dimension) closet. Provide door opening 72" wide, hang two 6-panel, bi-fold, solid core, primed, 36 x 80 doors (no center jamb). Finish inside and outside with

½" drywall. Trim around doorway with 1 x 4 trim. (Plumber must shorten existing baseboard heater by approx. 3 feet to get it out of way of new closet)

- Remove existing 24 x 80 bi-fold door and trim from existing closet. Install new studs in old doorway, patch drywall.
- Cut new 36" doorway in closet wall, install 6-panel, bi-fold, solid core, primed, 36 x 80 door. Trim doorway.

New Master Bathroom

Note: Client will gut three inside walls down to studs prior to renovation

- Remove existing 32 x 78 door, trim
- Remove window trim for existing pass-through window
- Fill wall openings with studs, patch drywall after rough plumbing, wiring is complete
- Install 32 x 48 corner shower kit
- Install 36 x 24 full-height cabinet
- Install 48 x 24 vanity cabinet
- Construct ~75 x 45 island to receive drop-in tub
- Install tub
- Cover island walls and deck with tub surround paneling **Corian top, sides & backsplash**
- Replace existing ceiling light fixture with exhaust fan, vent to roof cap
- Cut and frame new 32 x 80 doorway
- Install prehung, 6-panel, solid core, primed 32 x 80 door

Box in soil stack

Master Bath Fixture Allowances

Client to purchase

(Home Depot retail prices)

<u>Item</u>		<u>Price</u>
Soaking Tub	\$	600.00
Tub faucet	\$	200.00
48" vanity	\$	1,400.00
single sink vanity top	\$	300.00
vanity faucet	\$	100.00
wall mirror	\$	200.00
Toilet	\$	250.00
32 x 48 Shower stall	\$	3,500.00
Shower faucet	\$	200.00
Toekick Heater	\$	150.00
Exhaust fan	\$	150.00
ceiling track light	\$	150.00
Vanity light	\$	400.00
Total	\$	7,600.00