

Scope of Work:

Flooring:

Carpet

- Remove Carpet in the two second floor bedrooms and second floor hall and stairs
- New carpet and padding to be installed to the second floor bedrooms, second floor hall / stairs
- Commercial carpet installed to stairs from garage to first floor
 - Customer carpet and pad allowance of \$

Hardwood

- Refinish hardwood floors in the first floor living room and dining room
- Additional \$ 200.00 to stain the floor

Tile

- Prepare floors for tile installation for the two upstairs bathrooms, kitchen and first floor foyer
- Install new tile flooring in the two upstairs bathrooms, kitchen and first floor foyer
 - Customer tile flooring allowance of \$

Kitchen:

- Remove existing kitchen cabinets, countertops and appliances and dispose
- Prepare kitchen area for new cabinet install
- Install new kitchen cabinets and countertops
 - Customer Kitchen cabinet allowance of \$
 - Customer allowance for countertops and 4" back splash, selection to be promotional color granite as supplied by Sudbury Granite \$
 - Customer allowance for appliances \$ *contractor to measure for customer for proper size
 - Customer allowance for Kohler single handle chrome faucet \$
 - Badger 5 disposal \$
 - Single compartment Under mount sink 21" x18" \$
- Miscellaneous electric for dishwasher, GFI installation, track lighting and disposal
 - Customer allowance for light fixtures

Master Bathroom:

- Remove existing tub, vanity, water closet and medicine cabinets, prepare bathroom for new tub and shower stall installation
- Patch wall surface where medicine cabinets were removed, sheetrock hole plaster or compound to a smooth finish, wall surface prepared for paint. Alternate remove medicine cabinet and replace if standard with a new medicine cabinet.
- Master bath surface prepared for tile walls and ceiling, Durorock / tile backer board applied to wall and ceiling surface for master bath, install new tile on walls and ceiling area above tub unit.
- install a one or two piece fiberglass / acrylic tub unit for master bath.
- Combination exhaust fan / light installed to both bathroom ceiling properly vented to exterior (contractor may incur an extra charge due to condominium regulations and approval for proper ventilation, customer shall be responsible for labor for proper ventilation due contractor)
- Install new towel and toilet paper holders
 - Customer allowance for a one piece Acrylic 60” x “32 x 20” deep tub unit for master bath \$
 - Customer allowance for tile surround to master bath wall and ceiling surface \$
 - Customer allowance for tub and shower stall faucets \$
 - Customer allowance for one vanity, Formica countertop \$
 - Customer Allowance for two drop in Sinks, Faucets \$
 - Customer allowance for one water closets \$
 - Customer allowance for towel and toilet paper holders \$

Main Bath:

- Remove existing shower stall, vanity, water closet and medicine cabinets, prepare bathroom for new tub and shower stall installation
- Patch wall surface where medicine cabinets were removed, sheetrock hole plaster or compound to a smooth finish, wall surface prepared for paint. Alternate remove medicine cabinet and replace if standard with a new medicine cabinet.
- Shower surface prepared for a shower unit
- install four piece Sterling shower stall.
- Combination exhaust fan / light installed to both bathroom ceiling properly vented to exterior (contractor may incur an extra charge due to condominium regulations and approval for proper ventilation, customer shall be responsible for labor for proper ventilation due contractor)
- Prepare floors for tile installation for the two upstairs bathrooms, kitchen and first floor foyer
- Install new tile flooring in the upstairs bathroom
 - Customer tile allowance of \$
- Install new towel and toilet paper holders
 - Customer allowance for a Sterling four piece shower stall \$
 - Customer allowance for shower bypass door. \$
 - Customer allowance for shower stall faucet and drain \$
 - Customer allowance for one vanity, formica countertop, \$
 - Faucet and single bowl drop in sink \$
 - Customer allowance for one water closets \$
 - Customer allowance for towel and toilet paper holders \$

***Before customer orders the shower stall unit contractor needs to measure for proper unit selection, if customer upgrades any of the above referenced items there may be an additional charge for labor.**

Interior Paint:

- Prepare all ceiling, wall surfaces and trim for interior paint. Patch holes in trim, walls and ceiling surfaces (contractor cannot guarantee that the ceiling surface if patched will match with existing texture)
- Paint all wall surfaces with two coats of latex paint, eggshell finish (one color selected by customer)
- Paint all baseboard and trim with two coats latex paint, semi gloss finish (one color selected by customer)
- Paint garage walls and ceiling surface with two coats of bright white latex paint, egg shell finish

Miscellaneous interior:

- Remove existing chandelier in dining room and install a new chandelier
 - Customer chandelier allowance \$
- Install two ceiling fans one in each of the bedrooms, pull chain operation with a pull chain light kit if switch operation is not present
 - Customer allowance for two ceiling fans and light kits \$
- Remove and dispose of all quilted shades and hardware from premise
- Replace all interior outlets and switches with new, color white. Cover plates replaced with new white plastic plates
- Remove existing track lighting in kitchen and replace with new track lights
 - Customer allowance for new track lights \$
- Repair closet doors in garage where hot water tank is located (*an extra maybe required if contractor determines a new door is needed at which time the customer will be notified and work will not commence until customer approves installation*)
- Contractor will look at far right windows in kitchen area and window in second bedroom and determine if they can be fixed: *price will be determined when the contractor is on site, work will not commence until customer is notified and customer approves*
- Lock set for garage door supplied and installed
- New front door knob installed, two keys provided to customer
- Mail slot and unit numbers to be replaced with like kind, if contractor cannot locate like kind mail slots or numbers the same will be prepped for paint to match other units in building