

Expect More



and Get It!

Scope of Work For: Smi03365

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2/18/2004

Kitchen Remodeling Project

Description for scope of work: Changes highlighted in yellow

## Demo & Interior Prep

Remove baseboards, casings, countertops, cabinets, flooring, drywall soffit framing. Cap off plumbing lines. Remove sub-floor where required to install new rough plumbing and electric. **NOTE: We will be saving the existing 2 tall pantry cabinets and the 3630 wall cabinet for later installation in other areas of the home.**

We will put protector on the floor where construction traffic is expected. Install plastic "zip" walls to contain dust as much as possible. Mask off all heat registers to keep dust out of duct work. NOTE: Front entry door will be the primary construction entrance.

## Temporary Facilities

NOTE: Workers will be allowed access to 1/2 bath in entryway for duration of project.

## Trash Collection & Removal

Haul demolition debris to dump via our dump trailer. This will be done on a regular basis.

## Framing (Rough Carpentry)

Frame new 1/2 walls for peninsula and island. Frame curved 'soffit' wall above peninsula. Install sub-floor where required after rough plumbing and electric is installed.

## Other Rough Work

Install new plumbing per attached specification sheet.

Install new electrical per attached specification sheet.

## HVAC

Install venting ductwork for new range hood/venting microwave. Vented through the roof via roof jack kit. 3 1/2" X10" or 7" round metal ductwork. NOTE: After demolition, we will determine exact route of duct. Initial plans show it going up through right side of middle bedroom closet.

## Interior Walls

Install new drywall on walls and ceilings where required. This includes the kitchen and eating area. Drywall to be 1/2". Drywall will be finished smooth on walls, and prepared for a painted finish. Ceiling to be finished smooth to blend with existing.

## Flooring

Install 3/4" X 3" oak flooring in kitchen and eating area. Three coats of polyurethane to be applied. NOTE: This includes the kitchen only. See other Scope of Work for additional flooring work.

## Trim Carpentry

Install 3 1/4" poplar baseboard to blend with existing. Baseboard installed in kitchen and eating area. NOTE: Verify pattern before ordering.

Install new 2 1/4" casing on door to dining room, entryway, family room doorways. Casing on windows of eating area and 9' door will remain. Casing to blend with existing.

Install bead board paneling on inside of peninsula 'leg space'. Stain grade birch wood with poplar rails and stiles. NOTE: This will be stained to blend with cabinetry.

## Other Trim Specialty

Install ceramic backsplash tile above countertops. Field tile to be: \_\_\_\_\_.  
Grout to be: \_\_\_\_\_. Approx. 15 sq. ft. **Selection of tile needs to be completed by 3/11/04**

## Cabinets

Install kitchen cabinetry per plan. Style: \_Marion\_. Wood: \_Alder\_. Stain: \_Nutmeg\_.  
Overlay: \_Designer\_. See cabinet specs and floor plans for details. Note: Take the cabinets previously removed from the kitchen area and install the 2 tall cabinets in the basement area and the 3630 wall cabinet in the utility room.

Install new Swanstone solid surface countertops in kitchen area. Color to be: \_\_\_\_\_.  
Edge to be: \_\_\_\_\_. Install granite countertops on raised portions of island and peninsula. Color to be: \_Uba Tuba\_. Thickness to be 3cm. Edge to be: Rounded (pencil). NOTE: The cost is the same for the raised portions to be either solid surface or granite.

Install pulls on new cabinetry. Selection: Top Knobs M410. Qty. required: \_45\_.

## **Appliances**

Install client supplied dual fuel range, and over the range Advantium microwave.

Install client supplied refrigerator.

Install client supplied dishwasher.

Install 2 ISE Model Pro 333 3/4 H.P. garbage disposals. One in the main sink and one in the clean up sink.

## **Plumbing**

Install under mount stainless steel sinks. Main sink to be Franke UOSSK90018. Clean-up sink to be Franke USDSK90018.

Install faucetry in kitchen. Main sink faucet to be: Moen Aberdeen with Pull-out sprayer head. Model 7590SL. Clean up sink faucet to be Bach Solo Minuet, Model be-125039. Install Moen 85800SL reverse osmosis dispenser faucet. All finishes to be Stainless Steel.

## **Finish Electrical**

Install client supplied lighting in bar area. 3 fixtures, mounted to a standard 4' box. Low voltage or other mounting will be at additional cost.

## **Painting**

Fill all nail holes in trim. Caulk all trim to walls and ceiling. Prime ceilings and walls. Paint up to 2 coats of finish color to windows, ceilings and walls. If colors selected require more than 2 finish coats, additional costs will be incurred. Paint paneling/trim on peninsula. NOTE: No painting costs have been included for the family room.

## **Clean-up and Finalize Job**

Work area will be kept neat and debris will be removed on a daily basis.

Final clean-up to include removal of all materials, trash, and debris. Vacuum out all cabinets and drawers. Dust baseboards. Clean windows. Leave all product literature in one place. Explain operation of any new features, appliances, etc.

**Total: \$61,515.60**