

2557 Stout St Scope Notes for Estimates

Updated January 9, 2025

I've included notes below on some items that should be considered in scope even though they do not appear on the design documents. Of course, please ask any questions about the project's scope and state your in/out of scope assumptions. My goal with this list is to try to avoid a bunch of change orders and surprises.

- Exterior
 - Rebuild/rehabilitation of porches and stoops (requires additional Denver landmark approval)
 - Gutter replacement (copper) and add gutter guards
 - Restore exterior trim
 - Repaint wood surfaces
- Plumbing
 - Sewer line replacement (see inspection/scope)
 - 7 Aquor water spigots: Side entrance, east side, library patio, rear, greenhouse, 3rd floor patio, garage (hot + cold)
 - Test and repair plumbing to irrigation valves as necessary (Matt will handle it after the manifold)
 - Drainage and irrigation in indoor sunroom planters
 - Sound deadened / cast iron waste stacks
 - Outdoor shower near pool area (hot + cold water)
 - Run gas line by pool heat pump in case we need to install a gas heater later
- HVAC
 - Whole house fan
 - Insulate and condition attic (still unfinished)
 - Built-in humidifier(s)
 - Electric in floor radiant heat in upstairs bathrooms
 - Tentative: electric floor heat in addition under tile
- Electrical
 - Solar (with battery backup and load controller) and EV charger wiring
 - Ceiling speaker pre wiring runs back to central location
 - 10G capable Cat6A pre wiring for access points, PoE doorbells, PoE cameras, and future use
 - Conduits for future low voltage wire runs between floors to key areas
 - Lutron RadioRa3 lighting controls (I will source and configure, electrician to physically install switches) in main house
 - Lutron Caseta in ADU (I can source and configure, electrician to physically install switches)
 - All receptacles Lutron Claro style or System22
 - Mount digital TV antenna in attic and run coax to living room
- Landscaping
 - Wrought iron 3' fence (front) and brick 6' fence (sides and back)
 - Ruben might be able to do the brick work
 - Low voltage landscape sconces on brick wall along 26th ST
 - Paver patio off library doors for future dining area (after closing permits)

- Outdoor conduit runs for low voltage lighting, planter irrigation, window wells, and outdoor speakers
- Pool (Vessel pools - <https://www.vesselpools.com/pools>)
- Paver patio around pool
- Pavers on patio off addition
- Set paver paths around property
- New mailbox install
- Re-level the sidewalk flagstone as necessary (Ruben)
- Interiors
 - Wood solid core interior doors (TBD painted or stained)
 - High quality Benjamin Moore paints, e.g., BM Advance for Trim/Doors, BM Aura for Walls, BM Aura Bath,
 - Painted surfaces 2 coats paint (backrolled if sprayed) over primer if necessary
 - Level 4 smooth drywall finish throughout with select areas of level 5 finish where critical light is present
 - Select cased openings, select re-use of historic trim, shadow reveal (no baseboard)
 - Additional insulation on exterior walls
 - Lutron Sivoia blackout and sheet drapes in master bedroom and living room (plan for ceiling shade pockets)
 - Sound proofing around bedrooms (walls and floor from living room) and between the ADU and first floor, i.e., staggered studs, sound deadening products, door dampers
 - Sound deadening in living room ceiling to reduce TV noise transmission to 2nd floor
 - Staggered studs and sound deadening between living room and office wall
 - Dig out crawlspace a little bit and encapsulate
 - Basement will be partially finished for a gym (overhead lighting, paint ceiling and walls black, install mirrors, install rubber and/or turf gym flooring 3/4"-1")
 - All flooring level — seamless material transition (no thresholds, inlay for transition OK)
 - Replace attic plywood floor as needed to stabilize storage areas
 - Add blocking in bathrooms, garage, entryways for hooks and equipment mounting
- Other
 - Radon mitigation system
 - Patch/resurface alley adjacent to lot
 - Make fireplaces usable (gas, water vapor electric, etc TBD)
 - Avoid soffits, junction boxes, and access panels in primary spaces (OK to put them in secondary spaces like closets)