

# **RENOVATION FOR INTERIOR AND EXTERIOR/ GENERAL CONTRACTOR SCOPE OF WORK**

**#### Address  
#####, State #####**

## Scope of Work

### INTERIOR

#### **Throughout**

- Patch all walls and trim in preparation for paint. Paint entire interior per our discussion
- Fix/replace outlets/covers as necessary (ensure matching colors and styles)
- Fix/replace switches/switch-plate covers as necessary (ensure matching colors and styles)
- Clean/scrape all windows and ensure proper operation. Replace non-functional windows
- Reversed ground/neutral in most upstairs outlets
- Electrical issue (no outlet power) in bedrooms and master bath (short or improper wiring?)
- Use entry doors in best condition to replace closet doors
- Replace all room entry doors with new 6-panel doors
- Remove window screens from Living Room, Dining Room, and Kitchen windows

#### **Kitchen**

- Remove and frame existing door to outside, replace with picture window, finish with sheet-rock and trim on inside, and vinyl siding on outside Keep existing cabinet/countertop configuration
- Replace cabinets
- Replace countertops
- Tile backsplash behind counters
- Replace sink
- Replace sink faucet with goose-neck faucet
- Install garbage disposal
- Replace all appliances (stove, microwave, fridge, dishwasher)
- Replace light fixture
- Replace flooring with ceramic tile and level floor as necessary (may have sub-floor issues)

#### **Dining Room**

- Replace light fixture
- Fix or replace window (not seated properly)
- Replace carpet with laminate hardwood
- If possible, use chair-rail trim removed from Living Room and put around Dining Room

#### **Living Room**

- Remove paneling and chair-rail trim (use trim in Dining Room if possible)
- Replace paneling with sheetrock
- Add baseboards

- Replace Front Entry door and remove storm door
- Replace Back Entry door
- Replace carpet with laminate hardwood (including Living Room closet)
- Pressure wash fireplace
- Replace light/fan combo with fan only
- Install 6 cans recessed lighting (on separate switch from fan)

### **Hallway**

- Remove entry door
- Replace carpet with new carpet
- Patch ceiling (next to attic door)
- Replace light fixture
- Replace AC filter

### **Hallway Bathroom**

- Replace floor with ceramic tile (may be sub-floor issues)
- Replace toilet
- Replace vanity/sink
- Mount mirror and frame with trim
- Replace light fixture
- Resurface tub
- Clean tiles
- Replace shower water knobs (hot/cold water)

### **Laundry Room**

- Replace vinyl flooring
- Use quarter-round baseboard to hide cracks between vinyl and baseboards
- Replace bi-fold door (include tracks, if necessary) and replace hardware on doors
- Move cabinet up 8" and paint cabinet

### **Bedroom #1**

- Replace carpet with new carpet
- Replace fan/light
- Fix vent boot and replace cover
- Install new light switch

### **Bedroom #2**

- Replace carpet with new carpet
- Replace fan/light
- Replace broken window

## **Master Bedroom**

- Replace carpet with new carpet
- Replace fan/light
- New bi-fold doors on closet

## **Master Bathroom**

- Replace toilet
- Remove vanity above toilet
- Replace vanity/sink
- Frame mirror with trim
- Replace light fixture
- Replace floor with ceramic tile
- Use same ceramic tile in shower and on shower walls
- Replace shower frame and door
- Replace shower water knobs (hot/cold water)

## **BASEMENT**

### **Existing Issues**

- Clean all evidence of mold and treat with biocide where appropriate
- Install Garage Door Opener
- Paint cinderblock walls and floors to remove graffiti. Perhaps an epoxy to seal from moisture
- Remove top layer of soil from dirt pile (it has mold) and cover with vapor barrier
- Frame and seal off dirt area (paneling or sheetrock), leaving entryway door or alternate entryway
- Replace door to electrical panel (if you can just get the door, not the whole box)

### **Finish Unfinished Basement Space**

- Per Our Walkthrough Discussion – Can clarify in separate document if necessary
- Frame and Sheetrock two new rooms and stairwell
- Add drop ceilings in offices and sheetrock ceiling in bedroom
- Cage off water heater
- Box the duct work
- Carpet in rooms
- Baseboard in rooms
- Install light fixtures, outlets, switch-plates
- Replace exit door with windowed-door
- Secure handrail on basement stairs

## **EXTERIOR**

## **Roof**

- Remove TV antenna
- "Tuck in" aluminum flashing/siding between the roof levels. Ensure no gaps.
- Clean gutters
- If possible, improve appearance of aluminum flashing

## **Front Steps/Deck**

- Replace steps (just treads, not stringer) leading up to front door
- Secure and align handrails on either side of steps
- Replace front porch with new decking boards (may not be necessary, your call)
- Replace railing around front deck as necessary for safety/aesthetics
- Stain front deck/steps

## **Exterior Siding/Trim**

- Fix any damaged or poorly sealed trim around garage, doors, windows, etc.
- Fix any damaged vinyl siding
- Paint Exterior (3-color scheme as discussed)
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## **Pool/Deck Area**

- Per Discussion – Can clarify in separate document if necessary
- Demo pool and most of deck surrounding pool
- Demo side deck coming off kitchen
- Replace boards with new decking boards (salvage as much frame as possible)
- Move Jacuzzi onto remaining deck (?)
- Repair Jacuzzi frame as necessary (?)
- Replace Jacuzzi top (?)
- Add motion sensor light outside kitchen (to replace existing light)
- Add picket railing around entire deck
- Salvage planter boxes and place in deck corners
- Stain back steps/decks

## **Kitchen Door/Window**

- Replace vinyl siding below window where door previously was
- Trim as necessary

END

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