

4179 Galt St - Remodel Scope of Work 2022

Demo:

Demo old kitchen and bathrooms
Demo arched framing to hallway and laundry room
Remove old flooring, baseboard, door trim, doors, etc.
Remove old heater in garage, various garage shelving, work benches, cabinets, hooks, particle board, old sink, etc.
Remove bars from garage window
Demo soffit over kitchen sink window, demo family room cabinet built-ins around fireplace
Remove side garage exterior entry railing
Remove metal awnings
Remove old cable lines, satellite dish, weather-vane, exterior speakers, etc.
Remove beam above side yard gate. Remove top of post and cap
Scrape popcorn ceilings in various rooms of home
Remove crown molding throughout home
Remove old appliances including fridge, washer/dryer, dishwasher, stove
Remove old flooring (including tile floors)
Remove old light fixtures throughout home
Remove old Curtains/ window coverings

Framing:

Frame 6' doorway from family room to addition (was a doorframe)
Install post & support beam in kitchen area
Frame in soap boxes for both showers
Cancel boarded garage window
Framing to accommodate the 3 bedroom closets, 80" doors
Frame up 5 windows on addition for new construction window install. Windows to be 18"+ off ground
Frame hallway entryway
Cancel hallway linen closet (to become master shower space)
Frame master shower Dam
Re-frame master bathroom entry door 4" larger
Re-frame office entry door 4" larger

Doors:

Install new door handles & hinges on all interior & exterior doors
Install barn doors to laundry room & master bathroom
Install 5 new pre-hung interior doors to 3 bedrooms, hall bath, office room
Install new laundry room exterior door, new side garage exterior door
Install new garage entry door (hinges to self close)
Install new front door
Install new garage door & motor
Repair latch on side gate

Cabinetry:

Install new cabinetry per new kitchen layout
Install bathroom vanities
Install vanity in laundry room
Install lowers & open shelves on both sides of fireplace
Install cabinetry in hallway area

Tile:

Install kitchen backsplash
Install new shower tile. Tile shower walls to ceiling
Tile fireplace
Tile to ceiling on both sides of fireplace
Hot-mop master shower floor prior to tile install

Wood-work:

Install new exterior wood siding on addition
Repair various exterior wood rot including fascia boards, eaves, etc. To pass termite inspection
Replace decorative fascia board section above garage, install new fascia board section
Remove front door trim pieces, patch as needed prior to paint
Install new fireplace mantle
Install shiplap boards on back side of kitchen peninsula

Roof:

Paint roof black
Paint vent pipes black
Install new flashing sections along front and side of home

Plumbing:

Install new rough plumbing to service bathroom showers
Install exterior cleanout – hydro-flush main sewer-line
Install drain line section servicing new master shower drain location
Install new exterior hose spigots (3 locations)
Install water line servicing new fridge location
Install new toilets in bathrooms
Install new rough plumbing servicing bathroom sinks, kitchen sink, laundry room sink
Install new kitchen & bathroom sink faucets
Install new shower fixtures
Install new ceiling vent fans in bathrooms
Gas line modification to service new cooking range location
Install new bathtub in hall bathroom
Install new dishwasher lines and garbage disposal
Install washing machine hookup box
Install new fireplace gas-line shutoff

Install new exterior vent pipe for water heater
Install new exterior plumbing section on kitchen sink drainline

Electrical:

Install new outlets, switches & switch plates throughout home
Test outlet grounds – ground any ungrounded outlets
Install 220 line servicing new AC unit
Install power box for TV (above fireplace)
Install 2 hallway can lights
Install 5 kitchen can lights
Install 4 ceiling fans (bedrooms & family room)
Install 4 can lights in family room
Install 4 can lights in living room
Install 2 can lights in laundry room
Install 2 can lights in office room
Install can light over each shower
Install wall sconces above bathroom sinks
Install 6 new exterior post lights on front yard fence
Install 2 lights on each side of garage door
Install exterior entryway light
Install interior entryway can light
Install chandelier over kitchen peninsula
Install pendant light over kitchen sink
Install exterior lights outside side garage, backyard patio
Install new garage & exterior outlets
Install outlet on back of kitchen peninsula
Install outlet for new microwave location
Wire electrical to service new garage motor
Install gfci circuits to code in kitchen, bathrooms
Install new vent fans in both bathrooms

Paint:

Paint all interior & exterior walls
Paint roof & vent pipes (roof paint)
Paint fascia boards, eaves
Paint all doors
Paint baseboard & trim
Paint pergola posts/beams & metal roof underside
Paint patio slabs: under pergola, entryway, exterior landing of both bedroom sliders, side garage entry steps
Paint west side backyard fence
Paint side gates
Paint fireplace hearth black (heat resistant paint)

Paint garage slab
Paint front yard fence
Paint new fireplace mantel

Drywall:

Install smooth coat texture on all drywall surfaces prior to paint
Install new sheetrock as needed in BR1, BR2
Install sheetrock in 4 framed up addition windows
Drywall entire garage

Flooring:

Install vinyl plank flooring throughout entire home including bathrooms & laundry room
Level floors w/ quikrete as needed prior to flooring install

HVAC:

Install new central HVAC system including new AC unit, new furnace in attic, new Duct work & registers
Install new Nest Thermostat

Windows:

Install 6 new construction windows in family room area
Install new construction slider in family room
Install new dual pane windows throughout home

Baseboard & Trim:

Install new baseboard & door trim throughout home

Countertops:

Install new Quartz countertops in kitchen, bathroom vanities, laundry room sink vanity, hallway area
Kitchen peninsula & hallway area to have waterfall edge's
Bathroom & laundry room vanities to have Quartz backsplash

Landscape:

Deliver & install mulch to cover dirt areas
Remove 2 small trees: entryway & side yard tree
Trim various backyard & front yard trees
Trim/cleanup backyard vegetation upon completion of remodel

Misc.

Install metal case around H2O Heater
Install new closet racks in bedroom closets as needed
Install new frameless showerglass on master shower
Install 4179 Address #'s

Install new mailbox

Install new bathroom mirrors & towel rack kits

Repair side gate hinges/latch

Stucco patch exterior amongst modified framing

Stucco repairs as needed throughout exterior

Sand down cracked floated concrete in addition

Exterior cement dirt section in side-yard

Install new chicken wire on exterior attic vents on damaged sections