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Condo Renovation

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General Scope of project is:

- Remodel kitchen
- Remodel two bathrooms
- Replace flooring in unit except bedrooms
- Replace flooring on balcony

After meeting onsite with Randy Sottile, & Dan Forster the following are notes from that conversation but in no order are:

Remove carpet, wrap & secure removed carpet for later use, stored away by owner.

Install new tile over existing material at fireplace and hearth.

Want lots of lights (can lights) in ceiling, in dining room, living room and kitchen and appropriate lighting in hallways with dimmers. 4" cans directional. Install lighting in closets and in hall closet on automatic switch tied to doors 4' strip add switches.

Bedroom 1 replace mirrored closet door with wood paint grade louvered doors.

Bedroom 2 replace mirrored closet door with wood paint grade doors, replace two lower butt doors East wall.

Replace all doors with solid core paint grade slab doors, except two (2) doors on South wall of hallway, furnace and hall closet. Replace door casings for consistency. *note master bath w/c door.

Barn style shower sliders with small contemporary hardware in both baths.

Add electrical outlets in hallways.

Laundry area is to be redone using either wood paint grade louvered bi-fold doors or made to be open style with contemporary design cabinets above W/D.

Recessed ambiance up lighting in entry area on dimmer separate from other lighting.

Owner has the lighting fixtures and will supply for installation at rough-in.

Replace Base board to match design.

Master bathroom enlarge vanity area by removing some of closet area. Keeping the carpet in the main bedroom area but using tile in remodeled bath area and closet.

Keep shelf and pole in closet.

*Add a single light French door to toilet area.

Add glass window where medicine cabinet is now to open shower.

Add chandeliers (owner supplied) in master bath.

Add two (2) canned lights in W/C and fan.

Design a tile scheme for baths (HM & RS). TBD.

Master shower fixture to have

- Wand
- Head
- 3 body spray

Keep front door as is, add a security screen door.

Kitchen cabinetry to have under mount lighting. Add more back splash electrical outlets.

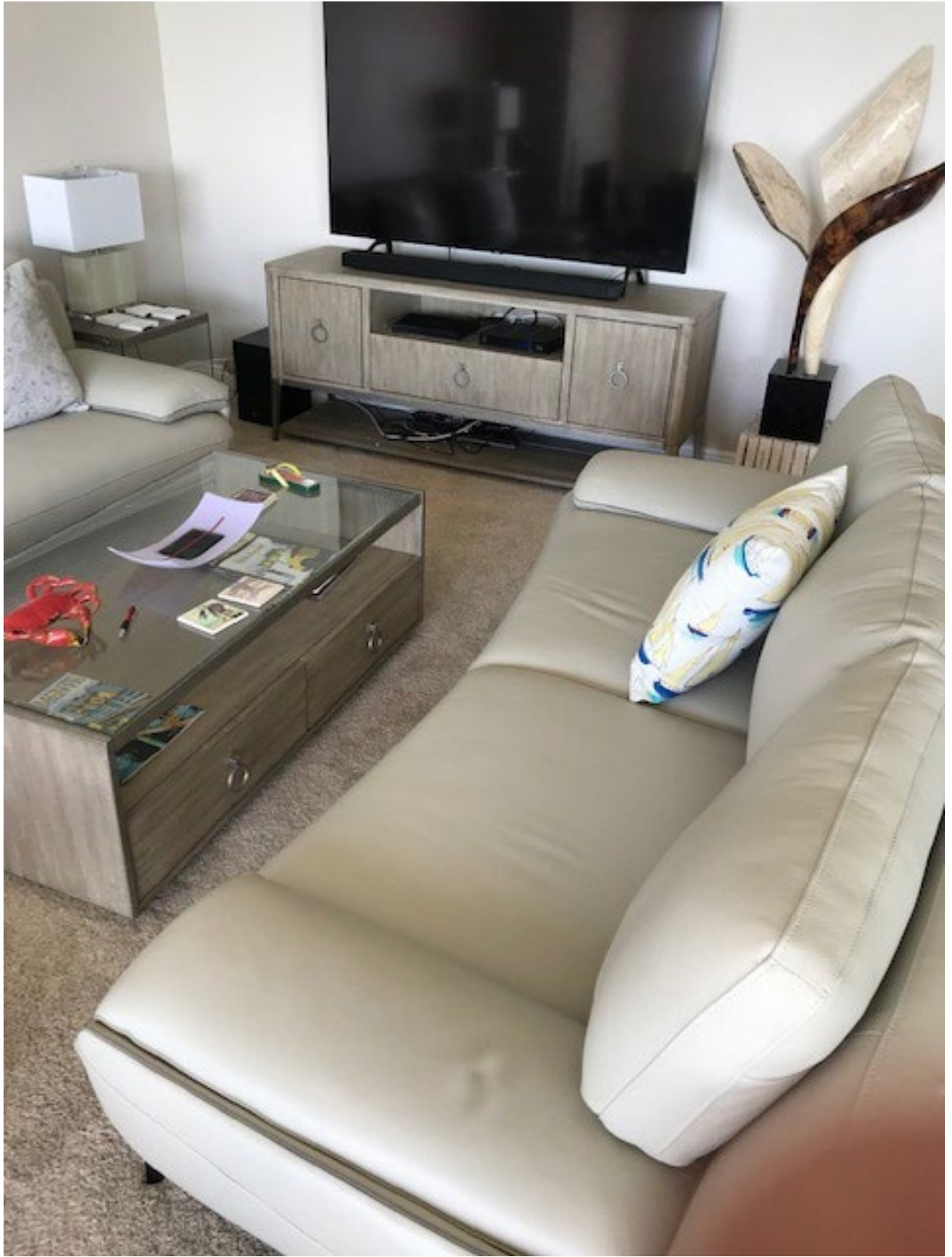


































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WARNING: DO NOT OPEN THIS UNIT WITHOUT THE PROPER TRAINING AND TOOLS. FAILURE TO FOLLOW THESE INSTRUCTIONS CAN RESULT IN DEATH OR SERIOUS INJURY. ALWAYS LOCK AND TAG THE ELECTRICAL PANEL BEFORE ATTEMPTING TO WORK ON IT. FOR MORE INFORMATION, VISIT www.lockout-tagout.com.

TRIPPER

Parameter	Setting
Pressure	0.5 psi
Temperature	140°F
Flow	10 GPM
Current	15 A
Voltage	240 V

Model: T-1000
Serial: 123456

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SERVICE































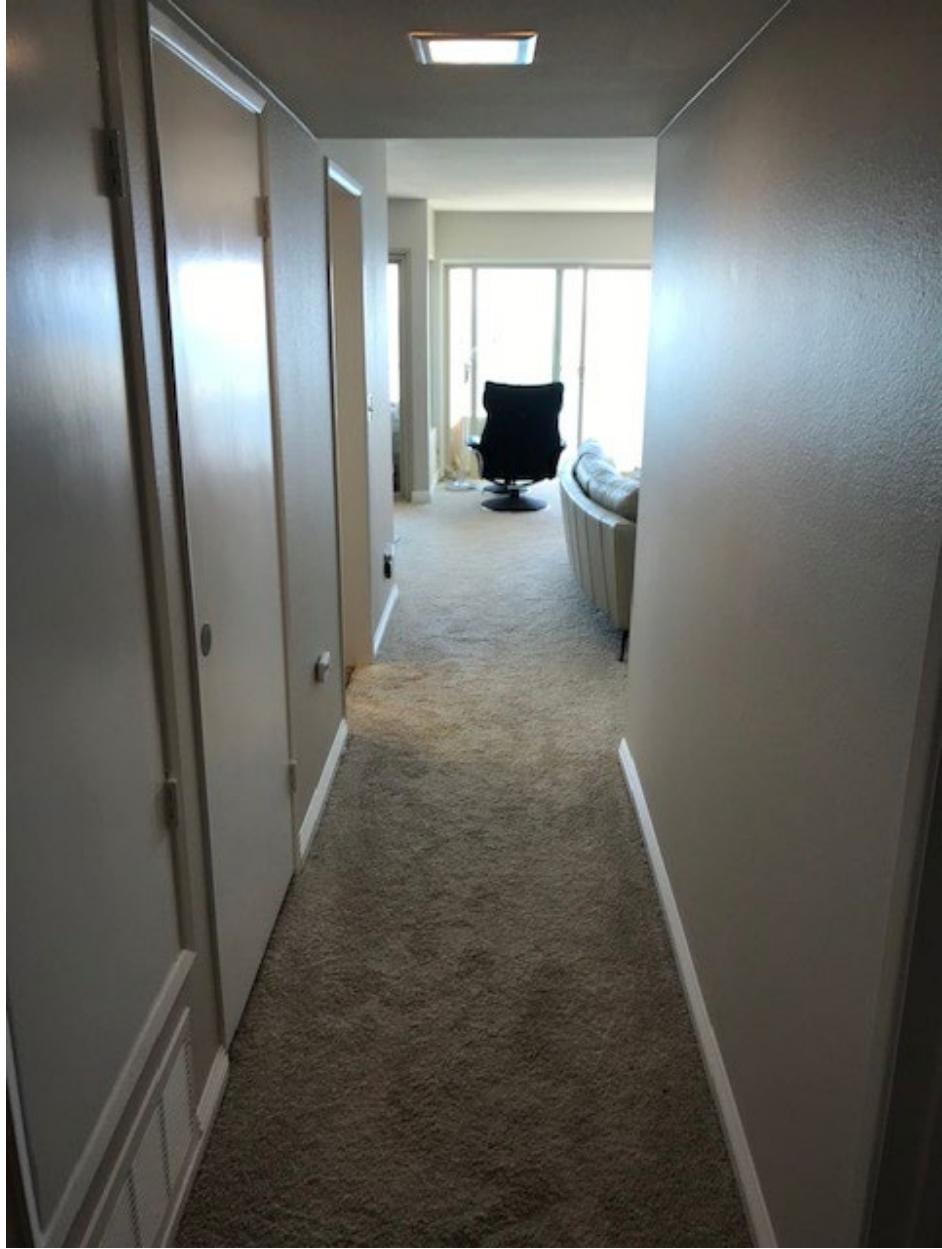




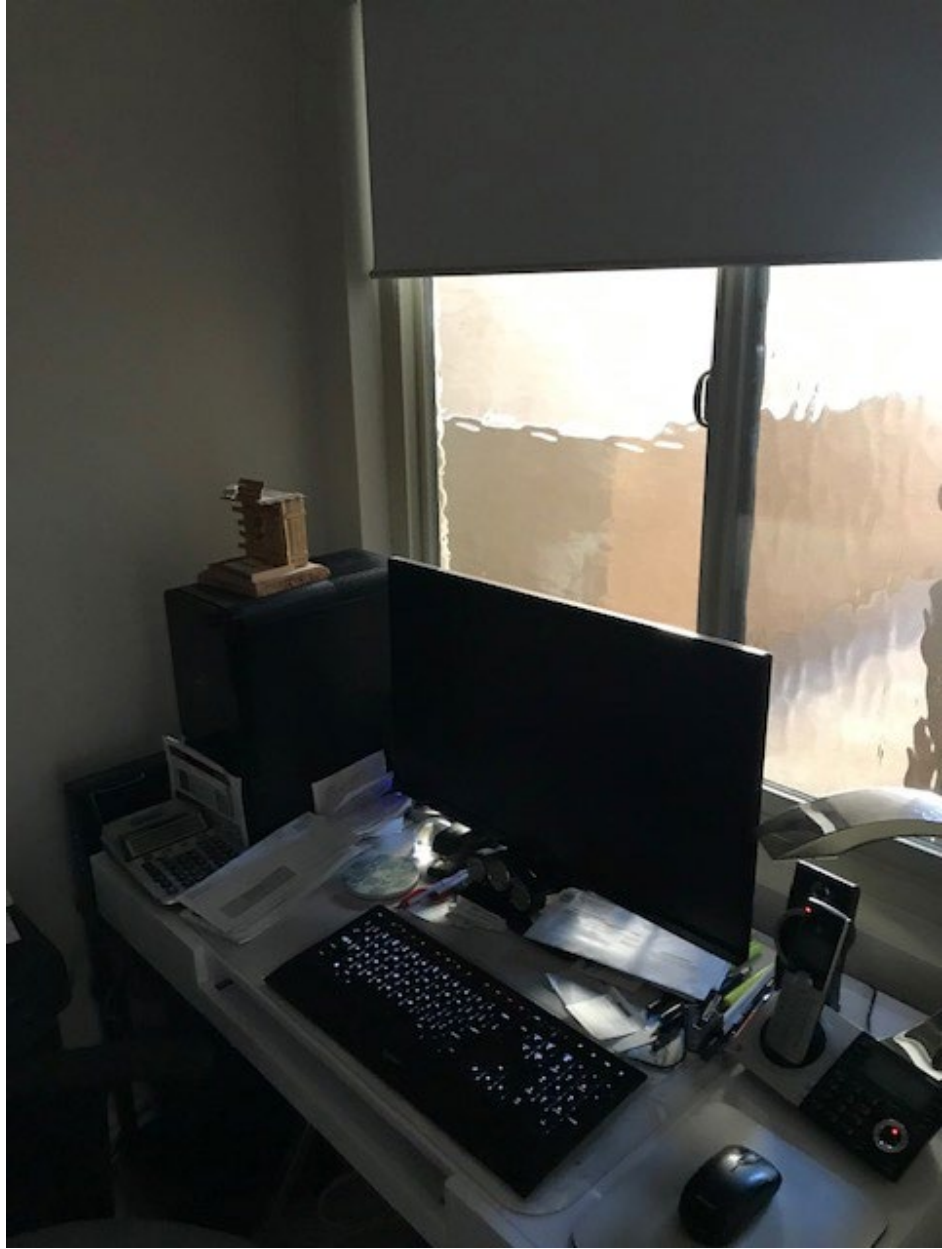






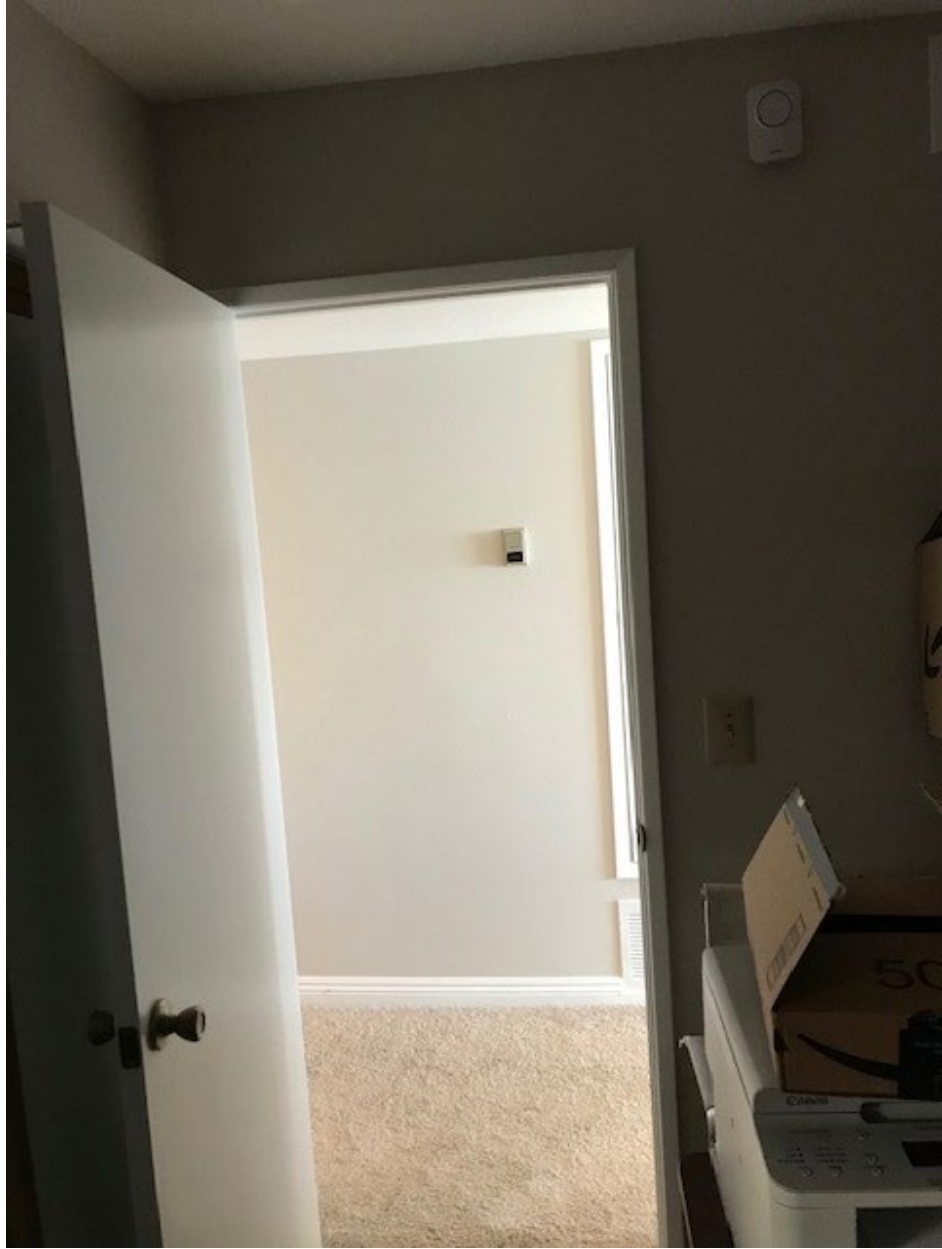
















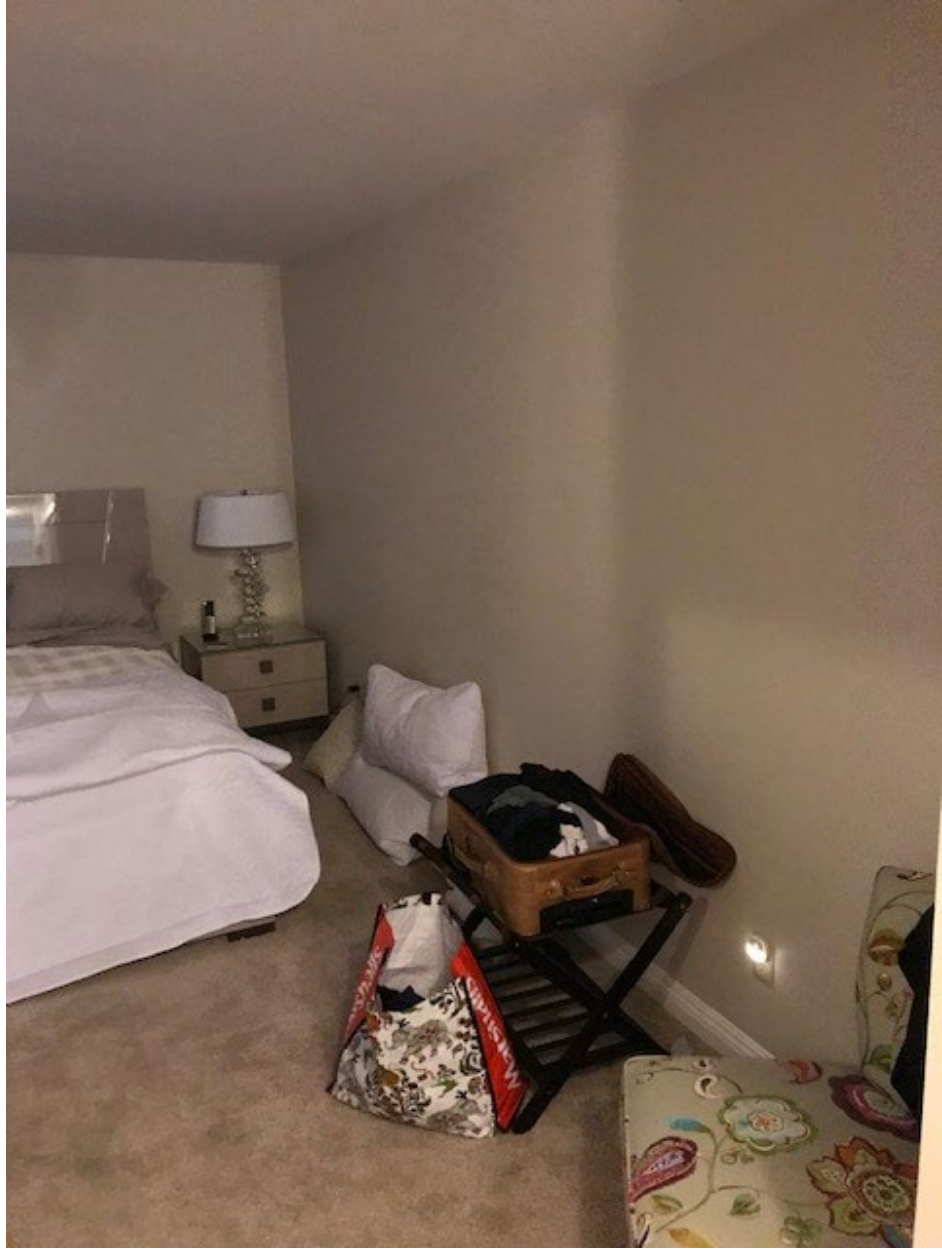










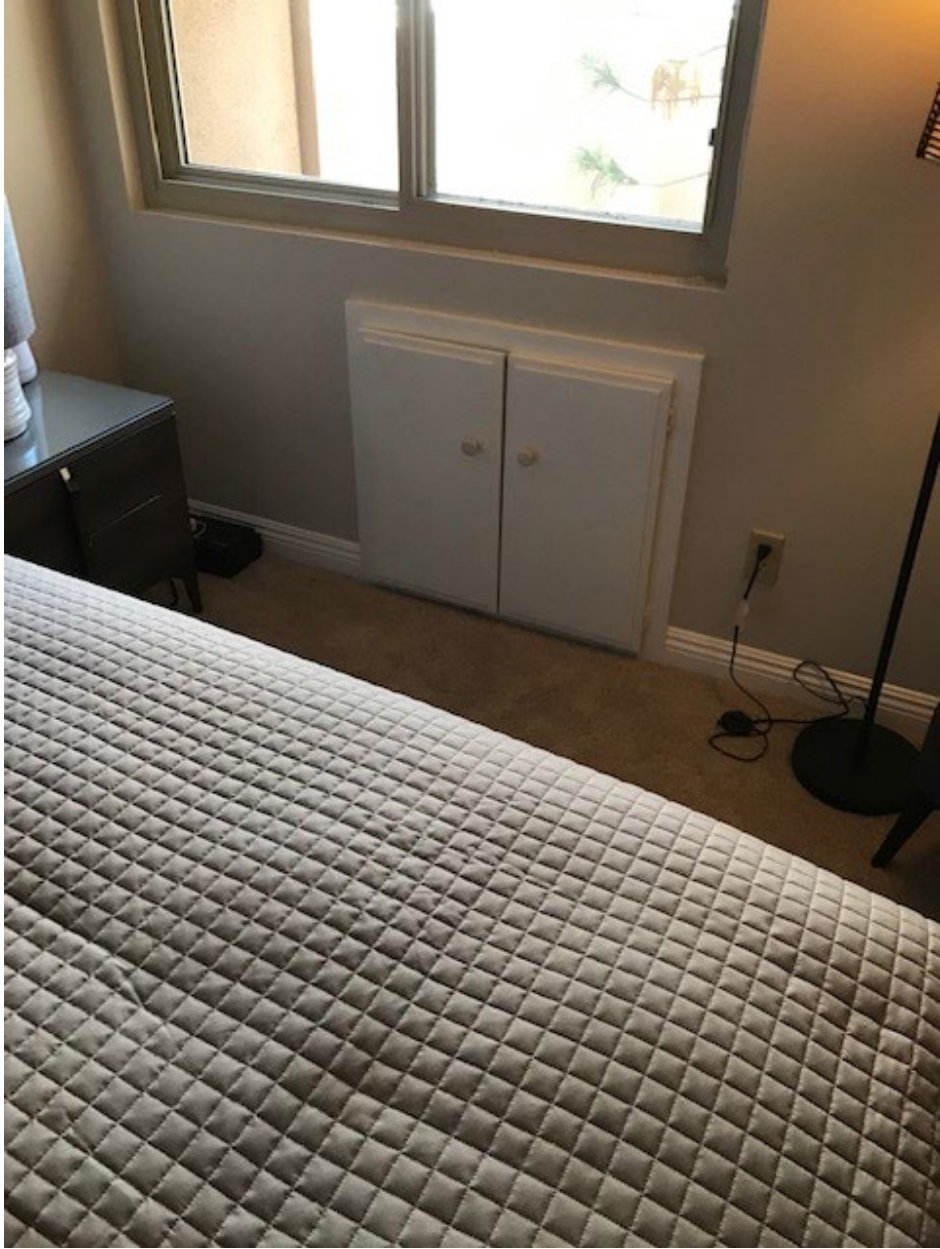












































































DESCRIPTION	TOTAL
Permits and HOA approval: Excluded, contractor can help the owner pull the permits and get HOA approval and all time and material necessary for approval will be reimbursed by the owner.	
Site Preparation and daily cleanup: Owner to remove all personal items, contractor to help move large furniture from living room into one of the 3 bedrooms for storage throughout the construction process. Drop cloths to be put down outside when running trash and debris out of the unit. include floor protection once finishes start going down. includes daily cleanup	
Debris Removal: Labor and material to dispose of debris generated throughout the construction process. Since dumpsters and dump trailers are not possible need to schedule intermittent trash pickups. Between pickups debris will be stored in the unit (likely the living room floor). this includes labor to carry debris down out of the unit.	
Final Site Cleanup: Excluded, when completed the jobsite will be left in white glove clean condition.	
Demo: Labor and material to demo the existing kitchen complete to the studs. Includes demo of the dropped ceiling and wall between the dining room and the kitchen as well as most of the wall between the kitchen and the hall. Assumes all walls are non-load bearing. Include demo of all flooring outside of the bedrooms (bedroom carpet to remain). Includes demo of the existing bathroom showers and drywall as necessary for plumbing and electrical work. Include demo of closet doors and base throughout the house. include demo of the closet adjacent to the master bathroom vanity. Include demo of the dropped ceiling in the entry area to install cove above the entry with LED ambient lighting. Includes haul away and disposal of all demolition debris.	
Framing: Labor and material to frame in a soffit around the kitchen perimeter for ventilation. Include framing around one existing post in the corner of the kitchen (assume that the kitchen sink vent will have to be placed in this column area as well). Include framing of coffer over the entryway. Include framing as necessary for the two showers (shower pan blocking, curb, glass blocking, 2 niches each and a window between the vanity and the shower. Include patch back of the subfloor as necessary after plumbing work. Assumes no structural framing work. if walls are determined to be load bearing an engineer will be consulted and work necessary to replace a load bearing wall will be done on a time and material basis.	
Light Weight Concrete Patching: Labor and material to patch back light weight concrete after installation of shower drains and after relocation of kitchen sink drain.	
Deck Coating: Excluded, exterior carpet will be removed from exterior deck at which time we will evaluate the condition of the deck surface. If in good condition the elastomeric deck coating can receive tile without any additional work and the existing slope would remain as is.	
Exterior: Excludes any electrical, stucco, and painting of exterior surfaces	
Railing: Excluded, existing railing to remain	
Doors and Windows: Provide labor and material to install louvered bypass sliding doors at all closets (2 sets at the master bedroom, one set in each guest bedroom). Include bi-fold louvered door at the laundry. Include replacement of the master toilet door with a glass French door and replacement of entry 4 door with solid core paint grade slab doors (guest bathroom, 2 guest bedrooms, and master bedroom entry). Front door, pantry door and furnace closet door to remain unchanged. Include installation of a security screen door at the entry. Include installation of a vinyl window with obscure glass between the vanity and the shower in master bath.	

<p>Electrical: Labor and material to rewire the kitchen complete, including LED under cabinet lights, relocation of backsplash receptacles, relocation of appliances and running of power to the new island (run across the ceiling and down the column with the post and plumbing). assumes range is electric. Include installation of (10) 4" LED can lights in the kitchen ceiling. Guest Bathroom: add 2 can lights over the shower, new Panasonic quiet fan with timer switch and slight relocation of wall sconce. Master bath add 2 can lights over the shower, new Panasonic quiet fan in the toilet area, relocate 2 sconces in the vanity area and install 3 chandeliers in for general vanity lighting. include installation of (10) 4" LED can lights in the living room, (6) 4" LED can lights in the dining room, (6) 4" LED can lights in the hallway, include installation of LED rope light in entry coffer as well as chandelier in the coffer. Include installation of LED strip lights in 5 separate closets (2 in master, one in each guest bedroom, and the pantry). Include new switches for each closet light. Include replacement of all switches and plugs and dimmers for all lights. Pricing should assume standard remodel can lights (GC to confirm if HOA or San Clemente building department requires fireproof can lights). Assume all new circuitry can be fit in the existing panel so no replacement of panel. Owner to provide all surface fixtures (not included: 3 chandeliers in master, 2 sconces in master, 1 sconce in guest bath, and chandelier in entry). In 3 bedrooms update the plugs and switches and install the closet lights otherwise no can lights or modification to lighting or ceiling fans.</p>	
<p>Security System: \$0</p>	
<p>Sound Systems: \$0</p>	
<p>Plumbing: Labor and material to install new tile floor shower drain in both showers (make every effort to center these drains). Include installation of new single function shower valve set in the guest bathroom, new vanity sink and faucet in approximately the same location and installation of new toilet in the same location. Master bathroom: vanity plumbing will be relocated and lengthened to accommodate two new faucets, includes installation of new toilet in the same location and 3 function shower valve set. Kitchen: includes relocation of sink plumbing to be run in the corner column. Include relocation of a refrigerator line, and installation of the dishwasher. Include all new angle stops and supply hoses. Includes a \$8,000 material allowance for two toilets, 3-bathroom sinks, 3 bathroom faucets, 2 shower drains, single function shower valve set for the guest bath and 3 function shower valve set at the master and kitchen sink, faucet, garbage disposal, air gap, soap pump</p>	
<p>HVAC: Labor and material to connect two-bathroom exhaust fans to existing ducting. Fans to go back in approximately the same location. Include kitchen hood ventilation (scope/size/location TBD assume range and hood to remain at current wall location). Exclude any work on the furnace or relocation of heating/air conditioning ducts or replacement of registers. Owner has an HVAC contractor. GC may have to coordinate with HVAC contractor.</p>	
<p>Insulation: Labor and material to patch insulation as necessary after demo, plumbing, and electrical work</p>	
<p>Drywall: Labor and material to drywall the kitchen complete, most of the master bathroom, guest bathroom shower, entry coffer and significant electrical patching as necessary for new lighting. Texture to match existing.</p>	
<p>Finish Millwork: Labor and material to install new casing at all doors (new and existing) including the patio doors, Include installation of new baseboard throughout the house (except carpeted area of master bedroom and the two guest bedrooms). Include crown molding in the entry coffer. Exclude crown molding anywhere else in the house, exclude any wood trim at the windows. All casing and baseboard to be paint grade MDF.</p>	
<p>Cabinets: Exclude cabinets, cabinet installation, sub-tops and pulls/knobs these will be provided by DMKB</p>	

Stone Countertops: Labor and material allowance to fabricate and install stone countertop in the master bathroom (no backsplash or pieces in the shower), includes standard edge and two under mount sinks. Include guest bath countertop with standard edge and under mount sink (no backsplash or pieces in the shower). Include countertop with standard edge to cover the washer and dryer with cutout for hose connections (exclude any backsplash) Include kitchen countertops with standard edge and one under mount sink (exclude any backsplash). include a \$4000 material allowance for 3 slabs of material (it is possible that 2 slabs will do it based on final design and size of material selected). This line item will be an allowance until a kitchen design is finalized	
Shower Pan: Labor and material to install (2) Hot mop shower pans	
Tile: Labor and material to install master bathroom shower with floor to ceiling tile in the shower including tile shower floor. Includes 2 niches (one soap, one-foot niche) and trim around the window. (include basic liner. Include tile accent wall behind vanity from countertop to ceiling and corner to corner. side walls will be standard 6" tile splash. Exclude tile splash in the laundry area. Include guest bathroom shower from floor to ceiling including tile shower floor. Include two niches and basic liner. Include 42" wainscot throughout the guest bathroom. Include floating of the existing fireplace and setting of tiles over all existing brick (excludes any demo of existing brick structure/design). Tile showers will be set on a floated concrete substrate. Bathroom accent walls, wainscot paneling and kitchen backsplash will be applied directly to drywall. Include installation of tile directly to the deck surface (exclude any change in pitch or installation of sound barrier, assume existing deck surface is in good condition after we remove exterior carpet-recoating excluded). Includes installation of tile throughout the kitchen, dining room, living room, pantry, hallway, laundry, guest bathroom, and master bathroom/closet area. The three bedrooms will remain with existing carpet. All tile floors will receive 1/2" Gennie Mat sound barrier/anti-fracture membrane installed per manufacturer specs. Include a \$12,500 material allowance for all tile material.	
Glass: Labor and material allowance to install 2 barn style shower doors and mirrors in the master bathroom and the guest bathroom.	
Window Treatments: Excluded: \$0	
Hardware: Labor and material to install bath hardware (towel bars, robe hooks, towel rings, and t.p. holders). Include \$700 material allowance for the bath hardware. Include door hardware for all doors (including the front door). Include a \$1000 material allowance for the door hardware	
Appliance Install: Labor for installation only, appliances provided by the owner. This line item can be confirmed once appliances are selected.	
Carpet: None, existing carpet to remain in the bedrooms	
Paint: Labor and material allowance to paint the entire interior of the unit, including the front door. Assume screen door is prefinished.	

Exclusions

*Cabinets and cabinet installation w/ sub-top
 appliances (installation is included)
 Heating and cooling work*