

Comprehensive Remodeling / Addition / Renovation Project Scope of Work Summary

Exterior

Build an access ramp with lighted posts and handrails from the existing rear porch to the Gazebo

Removed significant portion of Gazebo railings and replaced with new railings assembly

Removed and added new flashing systems at both roof chimneys

Removed portion of existing roof, repaired underlayment and applied new shingles to affected area

Added new skylight to newly created Laundry Room at back of original garage

Interior

Significant demolition and removal of interior walls, doors, baseboards and window/door trim. Partial removal of ceilings, tile flooring and blown in insulation above living room, front and rear hallways and guest bedroom/bath

Structural and non-structural floor, walls and ceiling re-framing at upper attic to open up head room and create a new enclosed loft storage room and an open view children's play room

Remove Living room flat ceiling and structurally reinforce roof rafters to create vaulted ceiling w/beam for fixtures

Non-structural rework of exterior and interior wall framing in several areas of the home where required to accommodate new partition walls, dedicated pantry room and allow for re-sized or relocated door openings.

Removal of significant amount of existing wiring in attic area converted to living spaces as well as plumbing lines in garage dog wash area that would not be needed based upon revised usage plans for certain rooms

Rework and minor repairs to existing gas lines, mechanical ducts and floor vents to accommodate revised usage plans for certain rooms

Removal of Kitchen range, structural floor reinforcement and installation of extra heavy European AGA style range

Extensive demolition, rework and addition of new electrical wiring, fixtures and plumbing throughout the home and at select outdoor spaces to accommodate new room usage requirements

Addition of new electrical sub-panel and new code compliant wiring, switch, outlet and fixture locations and code compliant integration with portions of the existing electrical layout to remain as is

Addition of new blown in attic insulation, spray-in of open cell foam and installation of wall batt insulation at select areas throughout the home as applicable

Extensive addition of new drywall and repair/patching of existing drywall and plaster walls and ceilings

Addition of wood T&G ceilings at main Living Room and upper open view children's play loft

Removal and replacement of all interior doors and exterior door from house to Garage

Remove and replacement of all interior baseboard and casings and installation of all new custom closet systems

Repair, replacement and refinishing of all wood flooring areas

Addition of shower enclosure, new access door from Guest bedroom, electrical fixtures and poplar bark accent walls at Guest bathroom

Complete build-out of a new Laundry room at the former dog wash area located in the Garage. Work involved new raised sub-floor, reworked plumbing waste lines, wall framing, insulation, drywall, floor tile,

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new cabinetry, plumbing and electrical/fixture rework. Add skylight to accommodate passive lighting preferences of Owner.

Prep and re-paint and/or stain all interior rooms and Garage including walls, ceilings, wood trim, posts and railings