

SCOPE OF WORK

2. Project Scope

A full gut and remodel of your current kitchen with Plumbing/gas and Electrical adjustments to suit the new cabinet layout, supplied by Bath Kitchen and Tile. We will be responsible from the start to the final finishing's that make this room complete (this is to include appliance install, trim kit and knobs for cabinetry, backsplash tile and fixtures)

The cost to remove the flooring and install new in these rooms. (Kitchen, hall, laundry, living room, lounge room / front door tile) Counting a total of 1,250 sqft of flooring.

The cost to remove a wall in the living room, lounge room columns / knee wall by front door, remove dividing wall in closet and adjust the doorway on the laundry side to a 48 inch double.

Electrical—(front entry room -we are to install 12 new cans in the front entry lounge area on dimmers with lighting aces in the hallway, we are to keep the receptacle on the wall by the front door and add a **receptacle in the floor of the lounge area**) (laundry/closet – we are to have a receptacles in the closet on the wall opposite of the hall, we are to have light switches to operate the light in this room on both sides of this opening one per room.) (living room – we are to install **one receptacle in the floor** in the area the couch rest, we are to install a light/fan switch for the living room by the kitchen opening) (kitchen – we are to install all new led lights and add 4 more spread out evenly between the kitchen to the dining room, we are to move the fan more centered on the positioning of the dining room table, we are to wire above the island for pendant lights and install, we are to install undermount cab lighting on dimmers, we are to move and add electrical outlets as needed for cabinet layout / appliances.

Plumbing – we will have to open up the concrete to move your plumbing lines for the new layout, we will be responsible for all you kitchens hook ups and proper function.

The cost to drywall and finish demoed areas

The cost to install barn doors on the lounge side of the closet (double doors) and a single door on the laundry side in the hall

The cost to paint the same rooms we are working in

We are to prep all entry point of other rooms with plastic walls and zippers

We clean up daily on site

We haul trash away daily from site

We request a lock box or key be provided for entry and we request all furniture be moved out of the work area and any other valuables

We request the garage have space for your supplies to be stored such as cabinetry and flooring preferably like a 10x 10 space should work

We would commence all work at once so we can complete the project in subject to provisions in phases

3. High-Level Requirements

Electrician

Plumber/gas tech

Carpenter

4. Supply cost and material

Lumber

Plumbing

Electrical

Drywall and acc

Paint and acc.17 gallons walls, 10 gallons ceiling, 3 gallons semigloss

Trim base 500 lft

Vent duct count 4

Vinyl flooring 1,250sqft I would buy 1,300 sqft to be safe .

Screws for cab. And trim nails

5. Labor Cost

Demo -kitchen, dividing wall in living room and columns / move closet doorway and remove dividing wall in closet, remove carpet in the hall living room and lounge room and all flooring from entry but no bedrooms and bathrooms

Install barn doors

Electrical

Plumbing

Install drywall and finish

Paint all ceilings walls and doors / trim in the rooms we worked in and the flooring goes in

Install cabinets (pulls, toe, crown, scribe and fillers)

Install backsplash

Install appliances

Flooring install

"Addendum to Original Agreement of ____ 2022" is incorporated herein and made part of this agreement.

We will continue the job until all is finished as agreed in this proposal / contract

All work will be completed as listed above by professionals none the less with a 2 year labor only warranty.

If failure to pay final bill after 30 days 10% interest accrue monthly until paid in full

Any add on or need of more supply will be add on to your bill and you will be invoiced under customer agreement and signed documentation.