

Shaw Construction Co., Inc.

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July 26, 2021

Anna Kirk
108 Cove Landing
Sanford, NC 27332

RE: 108 Cove Landing

Scope sheet for home addition – INSPECTION DEPARTMENT

A. Exterior work

1. Remove and dispose of hot tub
2. Remove existing rear porch
3. Remove existing decking as needed to do addition and rework as needed
4. Strip site as needed

B. Footing system

1. 8" x 24" concrete footer

C. Foundation system

1. Tie to existing
2. Brick veneer with 4" solid block back up wall

D. Floor system

1. Tie to existing
2. 2 x 10 floor joist
3. ¾" Advantech underlayment
4. Flooring as selected
5. R-19 batt insulation

E. Exterior wall

1. 2 x 4 framing
2. ½" OSB exterior sheathing
3. Siding to match
4. Exterior window
5. Tie to existing

F. Roof system

1. 2 x 10 C.J.
2. ½" OSB roof decking
3. TPO roof system
4. Tie to existing
5. R-30 batt insulation

G. Boxing system

1. Tie to existing
2. Metal fascia and soffit

H. Interior walls

1. Rework existing wall to accept new barn door
2. Rework existing wall to accept new 3/0 x 6/8 door unit

I. Electrical

1. Remodel Master Bathroom
 - a. Change receptacles and switches – 4 switches and 2 GFI receptacles
2. Bathroom addition
 - a. 6 switches and 2 GFI receptacles
 - b. 2 bath exhaust fan/light/heat
 - c. 1 recess in shower
 - d. 1 vanity light
 - e. 2 recess lights
 - f. Demo 2 receptacles in den wall
 - g. 2 floor receptacles in den

J. Plumbing

1. Remove old fixtures from original master bath. Cap existing waste and water lines. Re-plumb waste and water lines in crawlspace to accommodate new bathroom.
2. Supply and install fixtures as follows for new master bath and guest bath.
 - a. Master bath:
 - One Comfort height elongated toilet
 - Two Delta chrome lavatory faucets (cabinetry and tops supplied by others)
 - One Delta chrome shower faucet and shower drain
 - b. Guest bath:
 - One Comfort height elongated toilet
 - One Delta chrome lavatory faucet pedestal lavatory
3. We will use PVC waste and PEX water piping. Includes permit testing and inspections per NC Plumbing Code.

K. Mechanical

1. Mechanical - by owners.

L. Existing master bathroom – Demolition

1. Remove knee wall beside vanity sink.
2. After shower removed, extend knee wall and extend this wall to ceiling.
3. Remove ceramic tile flooring up to closet door (Note – we are leaving dressing cabinets so floor will remain in that area)
4. Remove ceramic tile shower.

BASE BID \$81,741.00