

E.J.S. Homes Inc.

4258 South River School Rd. Wade, NC, 28395
Phone: 910-483-8373; 910-988-0303
Email: admin@ejshomesinc.com
North Carolina State Licensed Residential General Contractor

Water Loss Restoration Project

Contract Date: 13 June 2022
Contract Number: 120622TS
Steffeney Master Bathroom/Bedroom Rebuild
115 Tom Meyers Rd. Lillington NC

All existing electrical circuits and boxes to remain in location and not to be altered on this project. All existing Mechanical not to be relocated or altered on this project.

All existing floor and exterior wall framing systems will not be altered.

New insulation proposed for install in exposed cavities of exterior wall and ceiling of master bedroom and bathroom only.

Phase 1
<p>Demolition/Insulation Master Bathroom:</p> <ol style="list-style-type: none">1. Remove existing tile from walls and flooring back down to framing and prepare for new drywall and tile install.2. Existing drop-in tub will be removed and disposed of. Existing tub deck will remain and fitted for new drop-in tub specifications selected for install.3. Existing plumbing, drain assemblies and supply lines for vanity sinks will remain in location.4. Recess lights housings will remain in same location with new recess light insert fixtures (trim kits) installed.5. Install R15 Batt insulation to exterior walls where framing exposed. Install R38 Batt insulation to ceilings over bathroom exposed areas. <p>Master Bedroom/Sitting Room Area.</p> <ol style="list-style-type: none">1. Remaining floor tile will be removed, and floor prepared for new floor tile install.2. Walls will be prepared for new drywall install back to existing design, to include drop beam (Arch) location.3. Install R15 Batt insulation to exterior walls where framing exposed. Install R38 Batt insulation to ceilings over bathroom exposed. <p>Contractor is to call in for insulation inspection. Owner is responsible to have someone present to allow access into home for inspector to conduct inspection.</p>
Phase 2
<p>Drywall Install/Finish</p> <ol style="list-style-type: none">1. Install drywall to ceilings where removed and finish to match existing to paint ready condition in both Master Bathroom, Master Bedroom and Sitting Room, back mudroom. Drywall Arch Ways (drop Beam) will be finished back to same design concept as original between Master Bedroom and Sitting Room.2. New ceilings in Master Bedroom / Sitting Area will be of stippled finish.3. Master Bathroom will be textured back with a stippled finish, same as toilet room.
Phase 3
<p>Tile Install Prepare subfloor and install cement board for new tile install in Master Bedroom, Sitting Room, and Master Bathroom. Master Bedroom/Sitting Room:</p>

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Ceramicas Tesany, Acadia Grey 8" x 24" # 1328417 Glazed Ceramic Tile will be installed on floors. Pattern is brick pattern (running bond).
Grout color is Pearl Grey.

Master Bathroom:

12"x24" Bianco Carrara White Ceramic Tile will be installed in the following locations.

1. **Floors**, pattern is Brick Pattern running continuous from Master Bedroom/Sitting Room.
2. **Tub Deck**, pattern continues in same in Brick Pattern on side walls and top deck. All outside edging and corners will have Matte Black Schluter Edging, #1071758.
3. **Walls**, pattern continues as same as floor and deck with Brick Pattern. Tub end wall and back window wall will have tile extend to ceiling. Window will be cased in pine window casing with tile butting into it. Wall on French Door Side will run to ceiling. Remaining walls will have tile running to 4 feet in elevation height.
4. Grout color is Pearl Grey.

See Tile Plan Attachment 120622TS for visual reference.

Phase 4

Paint and Millwork

1. Install new 5 1/4" primed pine baseboards. Color of baseboards: Volcanic Ash #4009-1.
2. Install existing French Doors. French doors will be painted to match wall color in relation to location. Bathroom wall color on bathroom side, Bedroom Wall color on bedroom side.
3. Bathroom Wall Color: - Valspar -Sheen Eggshell - Color: Lilac Muse - #291657
Ceiling Color - Ceiling Flat White
Bathroom Window Casing - Color: Volcanic Ash #4009-1
4. Master Bedroom / Sitting Area Wall Color - Valspar - Sheen Flat, Color: Gravity #4005
Archway Color: Valspar - Sheen Flat - Color: Volcanic Ash #4009-1
Ceiling Color: Ceiling Flat White
Window Trims - Color: Volcanic Ash #4009-1 .

Phase 5

Cabinets and Plumbing Set Out

1. Set existing vanity cabinet to original location.
2. Install new Vanity top - with double sink # 1163822
3. Install 2 new vanity faucets - Wellfore - # 5056335
4. Install new drop-in bathtub - Laural Mountain Farrell - 41,5 x 71.25 # 1163822
5. Install new tub faucet - Wellfore Matte Black -# 4952153
6. Install existing mirrors over vanity sink location.
7. Install vanity lights, provided by Owner
8. Install ceiling fans provided by Owner in Master Bedroom / Sitting Area.

