

Construction List/Scope of Work

52 Pebble Beach Point

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Whole house:

1. Replace all drywall, prime and paint
2. Replace all floors and subfloors
3. Replace all interior doors and trim
4. Remove popcorn ceilings in all rooms
5. Remove all construction debris from jobsite
6. Clean home ready for turnover

Kitchen/Breakfast

1. Demo
 - a. Remove counters; cabinets
 - b. Plumbing - cap water lines
 - c. Remove soffit over cabinets/ remove crown molding
 - d. Remove skylight - Patch roof
 - e. Remove appliances - Range; Hood; Dishwasher; Refrigerator (Place in garage to keep)
 - f. Remove range hood and roof vent - patch roof
 - g. Remove flooring / underlayment
 - h. Remove baseboards / Chair rail
 - i. Remove partial wall between kitchen and dining room
 - j. Remove sliding patio door
 - k. Demo electric wire as wall is removed
 - l. Remove ceiling fixture and wiring in breakfast room ceiling
2. Construction
 - a. Install structural beams in accordance with engineered drawings
 - b. Remove popcorn ceilings
 - c. Replace all drywall and paint
 - d. Replace existing subfloor / Install new finish wood floor
 - e. Install cabinetry supplied by owner: Bases, Wall Cabinets, and Island
 - f. Supply Granite/Quartz countertops
 - g. Supply and install tile backsplash
 - h. Supply and install new base boards
 - i. Install Kitchen farmhouse sink supplied by owner with cabinetry
 - j. Supply and install new vinyl patio door
3. Electric:
 - a. Receptacles per code/ outlet on each end of island
 - b. Add recessed lights per plan - 9 included

- c. Add electric boxes and hang 3 pendant fixtures
 - d. Wire receptacle under sink cabinet on single pole switch for low voltage under cabinet light (supplied with cabinets) - Low voltage 18 gauge 2-wire diagram will be supplied with cabinet drawings
 - e. Check switches to be sure there is a 3-way switch for recessed cans in kitchen - as you enter the kitchen from garage and by back patio door
 - f. Move 220v electric for range; add 110v for hood
 - g. Add 110v outlet in appliance garage (see cabinet layout)
4. Plumbing:
- a. Install new water shut-off
 - b. Install sink drains / faucet / dishwasher / disposal

Kitchen & Hall

- 1. Demo
 - a. Remove counters and cabinets
 - b. Remove closet doors and tracks
 - c. Remove wall between dining room and kitchen hall / remove short wall of closet
 - d. Remove flooring and underlayment
 - e. Remove base boards and ceiling trim
 - f. Remove closet shelves
 - g. Remove hallway door
- 2. Construction
 - a. Supply and install support beam per engineer drawing
 - b. Replace drywall and paint
 - c. Supply and install closet shelves (wire) - placement to be determined
 - d. Remove popcorn ceiling
 - e. Replace existing subfloor / Supply and install new finish wood floor
 - f. Supply and install new base boards
 - g. Replace existing light fixture in hallway with recessed lighting
 - h. Case opening of hall doorway
 - i. Replace door from garage to kitchen hall

Laundry

- 1. Demo
 - a. Remove countertop and cabinets
 - b. Remove flooring and underlayment
 - c. Remove baseboards / ceiling molding
 - d. Remove toilet
 - e. Be sure existing garage door is fire rated - 1 hour rating minimum)
- 2. Construction
 - a. Replace drywall and paint

- b. Remove popcorn ceiling
- c. Install cabinets, granite counter top and sink supplied by owner
- d. Replace subfloor / Install new finish wood floor
- e. Supply and install new base boards
- f. Replace existing light fixture with new fixture
- g. Supply and install new comfort height toilet
- h. Install new plumbing fixtures

Foyer

- 1. Demo
 - a. Remove existing closet doors / shelves
 - b. Remove wood flooring
 - c. Remove baseboards / ceiling molding
- 2. Construction
 - a. Replace closet door with double hinged doors
 - b. Supply and install closet shelves (wire) per plan – placement to be determined
 - c. Remove popcorn ceiling
 - d. Replace existing subfloor / Supply and install new finish wood floor
 - e. Replace drywall and paint
 - f. Supply and install new base boards
 - g. Supply and install new front exterior door; new casing
 - h. Replace light fixture with new fixture

Hall to Bedrooms

- 1. Demo
 - a. Remove wood flooring and underlayment
 - b. Remove baseboards
 - c. Remove ceiling light fixture
- 2. Construction
 - a. Remove popcorn ceiling
 - b. Replace drywall and paint
 - c. Replace existing subfloor / Install new finish wood floor
 - d. Supply and install new base boards
 - e. Supply and install closet shelves in linen closet (wire) per plan – placement to be determined
 - f. Supply and install new fixture

Dining Room

1. Demo
 - a. Remove wall between dining room and kitchen
 - b. Remove wood flooring
 - c. Remove baseboards / ceiling molding
 - d. Remove patio door and windows above
 - e. Remove ceiling fan and chandelier
2. Construction
 - a. Supply and install support beam per engineer drawing
 - b. Replace drywall and paint
 - c. Remove popcorn ceiling
 - d. Supply and install new stacking sliding doors and transom windows above
 - e. Repair all door/window casings
 - f. Replace existing subfloor / Install new finish wood floor
 - g. Supply and install new base boards
 - h. Install bar plumbing as per plan, drain lines and water supplies
 - i. Install bar cabinets supplied by owner; left cabinet will need to be modified for heat duct
 - j. Install ceramic tile at back bar to be supplied by owners
 - k. Install counter top at bar
 - l. Supply and install sink and faucet
3. Electric:
 - a. GFCI receptacle
 - b. Switch for bar LED low voltage lights supplied with cabinets
 - c. Receptacle in sink cabinet operated with switch
 - d. 18 gauge low voltage wire from sink cabinet to upper shelving and upper bar cabinets (wire diagram will be supplied with cabinet layout)
 - e. Add 4 - recess LED light to ceiling, on separate switch

Living Room

1. Demo
 - a. Remove wood flooring
 - b. Remove baseboards/ceiling molding
 - c. Remove mantle from fireplace
 - d. Remove glass doors/transom windows above
 - e. Remove tv mount from face of fireplace, patch holes before paint
 - f. Remove crown molding at ceiling
 - g. Remove ceiling fan and chandelier
2. Construction
 - a. Dig pier for column to support new beam
 - b. Replace drywall and paint
 - c. Remove popcorn ceiling
 - d. Replace existing subfloor/install new finish wood floor

- e. Supply and install new base boards
 - f. Supply and install new stacking sliding doors and transom windows above
 - g. Paint/limewash brick fireplace – exact finish to be determined
 - h. Replace fireplace surround
3. Electric:
- a. Wire for and hang new chandelier
 - b. Add 2 recessed lights to mirror the lighting at the fireplace
 - c. Ensure electric outlet is on wall to right of the fireplace for TV

Hall Bath

1. Demo
- i. Remove vanity top, remove supply shut-off, cap with sharkbite stop
 - j. Remove vanities
 - k. Remove mirror
 - l. Remove flooring and underlayment
 - m. Remove baseboards / ceiling molding
 - n. Remove toilet
 - a. Remove existing tub and fiberglass surround
2. Construction
- a. Replace drywall and paint
 - b. Remove popcorn ceiling
 - c. Supply and install new bathtub
 - d. Supply and install new tub/shower valve and trims
 - e. Install shower niche
 - f. Supply and install tile shower
 - g. Supply and install frameless glass shower sliding doors
 - h. Supply and install bath accessories
 - i. Install new vanities, supplied by owner
 - j. Install new granite top and 2 sinks – supplied with the cabinets
 - k. Install linen closet cabinets supplied by owner
 - l. Install faucets and drains, install new ¼ turn shut-offs
 - m. Install framed mirror – keyhole mount
 - n. Replace subfloor / Supply and install new tile floor
 - o. Supply and install new base boards
 - p. Supply and install new comfort height toilet
3. Electric
- a. Install new exhaust fan with light over toilet
 - b. Install recessed light over tub/shower
 - c. Install GFCI by vanity
 - d. Install 2 sconce light fixtures on both sides of mirror

Study

1. Demo
 - a. Remove flooring and underlayment
 - b. Remove double door unit at entrance to room
 - c. Remove baseboards and ceiling trim
 - d. Remove closet door
 - e. Remove ceiling fan
 - f. Remove brick hearth from fireplace, patch as necessary to make smooth
 - g. Remove fireplace doors and mantle
 - h. Remove sliding patio door
2. Construction
 - a. Replace drywall and paint
 - b. Remove popcorn ceiling
 - c. Install new finish wood floor
 - d. Frame as needed to install new window
 - e. Supply and install new window
 - f. Supply and install new baseboards
 - g. Install new French doors to room
 - h. Supply and install shiplap to fireplace façade
 - i. Replace fireplace surround
 - j. Install custom bookcase in inset next to fireplace, supplied by owner
3. Electric
 - a. Check all outlets to ensure in working order
 - b. Add floor outlet at location of desk (location to be determined)
 - c. Install new light fixture/fan

Bedroom #2

1. Demo
 - a. Remove carpet, pad, and tack strips
 - b. Remove base boards
 - c. Remove closet shelves and rod
 - d. Remove ceiling fan
2. Construction
 - a. Replace drywall and paint
 - b. Remove popcorn ceiling
 - c. Install new subfloor and finish wood floor
 - d. Install new base boards
 - e. Install new light fixture/fan

Master Bath

1. Demo
 - o. Remove vanity top, remove supply shut offs, cap with sharkbite stop
 - p. Remove vanities
 - q. Remove mirror
 - r. Remove flooring and underlayment
 - s. Remove baseboards / ceiling molding
 - t. Remove toilet
 - a. Remove shower base and walls
 - b. Remove wall behind shower, open up for larger shower
 - c. Remove exterior door and steps on exterior
 - d. Remove wall between vanity area and shower area
 - e. Remove remaining drywall in shower area – will be covered with dura-rock cement board
2. Construction
 - a. Construct new wall with pocket door to shower area, see new location per cabinet drawing/vanity size
 - b. Install pocket door frame
 - c. Replace drywall, close exterior door opening, and paint. (re-side exterior where door is removed)
 - d. Frame shower with curb, seat, and shower niche per drawing
 - e. Add studs to exterior wall where door was removed, insulate and drywall
 - f. Repair exterior siding where door was removed.
 - g. Install concrete board to shower area, waterproof all walls to ceiling
 - h. Move drain to accommodate drain chosen by owners
 - i. Double float shower floor with sand and cement, waterproof between each float
 - j. Supply and install new shower rough-in valves and necessary plumbing for handheld shower, set shower head at 84" off subfloor
 - k. Install porcelain tile in shower per plan, walls and floor
 - l. Supply and install frameless glass shower door
 - m. Install new vanities, granite countertop, and sinks supplied by owner
 - n. Supply and install new faucets, supply and install new ¼ turn shut offs
 - o. Hook up sink drains
 - p. Remove popcorn ceiling
 - q. Install cabinets above toilet supplied by owner
 - r. Replace subfloor / Supply and install 1/2" dura-rock cement board on floor
 - s. Supply and install new tile floor
 - t. Supply and install new base boards
 - u. Install new mirror
 - v. Supply and install new comfort height toilet/bidet
3. Electric:
 - a. Add GFCI outlet to new dividing wall
 - b. Move existing wall bracket light boxes up to accommodate 42" mirror - Center of new boxes 86" A.F.F.

- c. Supply and install new exhaust fan with humidistat - Similar to Panasonic 110 CFM 0.3 Sone Ceiling Mounted LED Exhaust Fan with Motion and Humidity Sensor
- d. Supply and install 6" LED recessed light in shower on separate switch
- e. Install electric receptacle behind toilet

Master Bedroom

- 1. Demo
 - a. Remove carpet, pad, and tack strips
 - b. Remove baseboards
 - c. Remove closet doors and tracks
 - d. Remove all closet shelving and supports
 - e. Remove dividing wall of closet
 - f. Remove ceiling fan
- 2. Construction
 - a. Ensure all light switches/outlets work
 - b. Frame for new closet doors 8' tall 4 panel sliding doors
 - c. Replace drywall and paint
 - d. Remove popcorn ceiling
 - e. Install new subfloor and supply and install new finish wood floor
 - f. Supply and install new baseboards
 - g. Install new closet system
 - h. Supply and install new closet doors and install hardware
 - i. Supply and install new light fixture/ceiling fan