

Scope of Work for 6650 Cokesbury Road, Fuquay Varina, NC 27526 – No change to existing floorplan.

HVAC – Ideal Services Heating Company:

1. Remove Ducane brand 2-ton electric heat pump package unit currently installed.
2. Replace with Trane 2.0 Ton XR14 & TEM4 Heat Pump System in attic with condensing unit located outside on the back wall of the home, new line set, new condensate tubing, new drain pan, new 230V 30 amp circuit
3. Remove duct system which appears to be mostly original hard pipe with older 4.2 flex runs.
4. Install new sealed duct system in the attic with 5 duct runs to each room through ceiling, new plenums (supply and return), registers, returns and stack head
5. Install new wi-fi thermostat
6. Install new exhaust fan in bathroom through roof, exhaust from microwave through roof and cooktop exhaust through the roof in kitchen, install dryer vent down through floor into crawlspace and out exterior of home in bathroom

Electrical – Ideal Services Heating Company:

1. Install new temporary pole with meter 10ft from current pole with 12 ft height and 6 ft bracing – Duke to remove from roof and attach to temporary pole until home is completed.
2. Remove all current electrical wiring – old cloth wire, non-grounded 12/2 wire, etc.
3. Relocate and replace the circuit breaker panel/distribution board to hall closet – only to be used for circuit breaker panel and CAT 6 Wiring Distribution
4. Upgrade service from 150 amp to 200 amp with new circuit breakers and AFCI's
5. Run new code compliant romex wiring, outlets, GFCI's/AFCI's, switches, fixture/fan boxes, 240v plugs for microwave, oven, dryer, etc. as well as whole home surge suppressor.
6. Duke to bury the electrical feed main line and bring it up into the home at the new electrical panel.

Electrical

Outlets

Living Room – 9

Bedroom #1 – 10

Bathroom – 1 for bidet, 1 inside medicine cabinet behind mirror, 1 for vanity

Laundry in Bathroom – Dedicated 240V for dryer, 1 outlet for washer

Bedroom #2 – 8

Kitchen – Dedicated Fridge, 240V microwave, 240V oven, 240V range, dishwasher

Kitchen – 2 circuits for countertop outlets -

Dining - 4

Lighting Fixtures

Living Room – Fan & Light, 4 recessed can lights

Bedroom #1 – Fan & Light, LED in closet

Bathroom – 1 can over tub, vanity, 2 sconces flanking the vanity, ceiling light

Laundry in Bathroom – Dedicated 240V for dryer, 1 outlet for washer

Bedroom #2 – Fan & Light, LED in closet

Kitchen – Dedicated Fridge, 240V microwave, 240V oven, 240V range, dishwasher

Kitchen – 2 circuits for countertop outlets, 4 recessed can lights, 3 pendant lights, undercabinet lights

Dining - Ceiling mount light, 2 recessed can lights

Exhaust

Bathroom exhaust fan through roof

Dryer vent through crawlspace out back of home

Microwave exhaust fan through roof

Cooktop exhaust fan through roof

Roof – Emerald Roofing

1. Remove existing roof, tar paper, fascia, gutters, etc.
2. Replace with:
 - a. Ice & Water Shield for in all valleys
 - b. Synthetic underlayment using leak resistant button cap nails
 - c. Flashing for all roof penetrations
 - d. Anti-corrosive metal drip edge

- e. Asphalt starter strip to entire perimeter
- f. New ventilation components for attic exhaust ventilation
- g. Hip/Ridge Shingles
- h. Soffit Vents to allow attic to breathe
- i. New gutter system with run off routed away from the foundation via pipe
- j. New gutter guard system
- k. Seal all roof penetrations

Plumbing – Ideal Services Heating Company:

- 1. Remove all existing plumbing
- 2. Replace with PEX in bathroom, to laundry, kitchen for sink, pot filler and dishwasher, ice maker.
- 3. Install Smoke and CO2 detectors per code.

Plumbing

Bathroom – existing - not new location

1 toilet – cold, drain

1 sink – hot, cold, drain

1 tub with – hot, cold, drain, shower valve

Laundry – new location

Washer connections – hot, cold, drain

Whole house cut-off

Kitchen – existing - not new locations

Kitchen sink – hot, cold, drain, fixtures installed

Dishwasher – hot, cold, drain

Refrigerator water line – cold

Gas

LG Jordan Oil to put 125-gallon upright tank at side of home

Stub for gas to tank

Manifold for gas – ¾" to 1½" for gas dryer, gas cooktop, gas water heater

Gas line to gas dryer

Gas line to gas cooktop

Insulation – Insulating, NC – Sanford, NC:

1. Remove all existing batt insulation in the attic and crawlspace (no insulation exists in exterior walls.
2. Install new crawlspace door.
3. Install baffles/poly-vents,
4. Foam/Fire-block all penetrations
5. Insulate exterior and interior walls with R15 (all the way around the bathroom and between the kitchen and bedroom 2 as well as the living room and bedroom 1
6. Insulate ceiling with R38
7. Insulate crawlspace with R19

New ½" Drywall, Paint, Trim and Interior Doors - Homeowner

Kitchen – Homeowner

1. Remove all kitchen components
2. Reinstall kitchen cabinets – Home Depot stock cabinets instead of custom
3. New appliances to include dishwasher, 36" gas cooktop, 240V microwave oven, 30" oven combination, 36" counter depth refrigerator. – Scratch and Dent
4. Quartz countertops
5. Install new sink and pot filler fixtures

Bathroom – Homeowner – except laundry and ventilation

1. Relocate laundry to bathroom closet with stack laundry unit – gas dryer vented down through crawlspace and out exterior of home with gas piping up from crawlspace manifold.
2. Install new porcelain tub 60 x 30
3. Reinstall toilet
4. Reinstall vanity with sink
5. Install new tile flooring in bathroom
6. Reinstall fixtures in tub, vanity.