

Scope of Work - Single Family Boiler Plate

EXTERIOR:

General:

1. Fix damaged fascia board at front of house above garage door
2. Paint any damaged wood and stucco on the exterior of the house and garage
3. Paint entire house per color scheme
4. Install new exterior lighting on doorway
5. Remove and replace the deck in the back yard
6. Replace the Garage
7. Troubleshoot and repair all pool equipment
8. Install new wood fencing
9. Install seamless rain gutters
10. Repair all termite damaged material
11. Install screens on all eve vents and roof vents
12. Demo Shed in back yard
13. Pour new concrete pad
14. Build new pergola over the concrete pad
15. Install new front door
16. Stucco patch entire exterior where needed
17. Replace exterior siding with Vinyl siding
18. Paint per color scheme

Color	Location	Color Code	Finish
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White Sherwin Williams	Exterior Trim	7006	Flat
Black	Front Door/Pergola	Not Provided	
Extra White (Sherwin Williams)	All ceilings	7006	Flat
Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/ Dining/ Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat
Extra White (Sherwin Williams)	All Trim & Doors	SW 7006	Semi Gloss

Landscape:

1. Remove weeds
2. Test and repair irrigation system as needed
3. Test pool equipment and make sure it is working appropriately

4. Plant drought tolerant plants in planters and add wood chips
5. Clean front and back yards and remove debris
6. Install draught tolerant landscape in front yard
7. Plant annuals in front yard
8. Re-sod front of home
9. Troubleshoot and repair irrigation system as needed
10. Trim all trees
11. Add dark brown wood chips to all planter beds

Roof:

1. Clean all debris off of roof.
2. Fix damaged roof and drip edge above garage door
3. Inspect and make sure all vents stacks and roof vents are sealed correctly
4. Inspect entire roof and patch where needed
5. Rip off existing roof and replace with 30 year arch shingles (Asphalt color)
6. Roller over existing roof with 30 year arch shingles
7. Repair any soffit and fascia board as needed

INTERIOR:

DEMO:

1. Kitchen counter tops, backsplash and cabinets
2. Remove kitchen appliances
3. Remove tile floor on first floor including the lower bedroom
4. Demo shower/tub surround in both bathrooms
5. Remove all toilets
6. Remove all trash in the house
7. Remove vanity in master bath
8. Remove all drywall in master bath water closet
9. Remove back splash and counter top in kitchen
10. Demo upstairs hall bath
11. Demo downstairs bath
12. Scrape Popcorn Ceilings
13. Remove carpet and vinyl flooring in the house
14. Demo wall dividing kitchen and dining room
15. Demo the master bath
16. Remove drywall and replace in the den
17. Remove all appliances

GENERAL:

1. Paint all interior doors
2. Install new hardware on the front entryway door, brushed nickel **(provide 3 keys)**
3. Install engineered hardwood floors on the first floor and carpet all bedrooms, stairs and second floor **(Contractor to provide samples and CT Homes to approve)**
4. Treat master bath water closet for mildew and re-drywall
5. Install carpet upstairs **(contractor to supply samples for CT Homes to select)**
6. Clean tile in kitchen
7. Retexture ceiling
8. Clean vanities we are keeping in downstairs and upstairs bath
9. Change all interior door hardware to brush nickel

10. Patch walls/ceilings (Apply texture as needed)
11. Prep and paint all rooms per color scheme
12. Install new hardwood floors in the living room, kitchen, dining room, entry way...
13. Re-sand, buff, and coat existing hardwood floors
14. Re-face the existing fireplace with travertine
15. Install new blown insulation in the attic
16. Install insulation in the crawl space
17. Add vapor barrier in the crawl space

WINDOWS:

1. Clean all windows and make sure they operate properly
2. Replace all damaged/missing screens on all windows
3. Clean tracks in all sliding glass doors and make sure they operate properly
4. Make sure all sliding screen doors operate properly
5. Replace all windows contractor to supply sample and pricing

KITCHEN:

1. Install new kitchen cabinets (**match existing layout**)
2. Install new stainless steel appliances
3. Install backsplash
4. Install new granite counter tops
5. Install new under mount sink
6. Install new faucet
7. Install new garbage disposal with air gap switch
8. Install 4 5" recessed can light and one over sink on separate switch
9. Paint as per color scheme.
10. Clean kitchen cabinets thoroughly, remove any cabinet liners
11. Paint as per color scheme New faucet

HALL BATH:

1. Install new granite counter top
2. Install new square under mount sink
3. New Faucet
4. New toilet
5. New tub
6. New shower valve
7. Install Tile surround
8. Accent Tile
9. Tile floor
10. Install new surface mount sink
11. New Faucet
12. New shower valve, trim kit, tub filler and shower head
13. Accent Tile banner
14. Tile floor
15. Install new lighting

MASTER BATH:

1. New toilet
2. New tub
3. Install new vanities
4. New granite counter top
5. Install new square under mount sinks
6. New Faucets
7. Install Rain shower head and regular shower head

8. Install 2 new shower valves
9. Construct niche cut in in shower surround install tile surround
10. Accent Tile
11. Tile floor
12. Install Tile Surround
13. Install new surface mounted sinks
14. Install new dual vanity
15. Install mirror above vanity
16. Install new lighting
17. Install towel racks and toilet holders
18. Tile shower enclosure field wall
19. Accessories
20. Paint per color scheme

BEDROOMS:

1. Install new light fixtures
2. Install ceiling fans in each room
3. Paint per color scheme

PLUMBING:

1. Check all existing plumbing & repair/replace as needed, per code
2. Inspect water heater and make sure it is installed up to code
3. Remove existing hot water heater and install new one
4. New angle stops on all water lines
5. Correct all plumbing in laundry room
6. Check gas lines & repair/replace as needed
7. Check all drain lines and hose bibs & repair/replace as needed

ELECTRICAL:

1. Check all wiring & replace where needed, per code
2. Check panel & repair/replace as needed
3. Install dead panel if missing
4. Install smoke and carbon monoxide detectors per code
5. Replace chandelier with brushed nickel chandelier
6. Install new vanity lights in all bathrooms
7. Replace all outlets and switches
8. Upgrade all wiring as needed per code
9. Replace all light fixtures throughout the house
10. Check for open junction point in the attic

HVAC

1. Inspect HVAC System and repair if needed
2. Install new HVAC system with new duct work if needed

GARAGE:

1. Install new roll up garage door and opener