

Contractor: [INSERT CONTRACTOR COMPANY AND NAME HERE]

IMPORTANT NOTE: We are looking for a bid to complete the entire job as specified in this scope of work, **to include all materials and labor**. Contractor must agree to provide professional workmanship and a keep a clean and safe jobsite at all times.

Exterior.

- Power-wash exterior sidewalks and driveway.
- Replace all rotted wood on exterior (even if siding is just a little rotted, replace it)
- Paint siding and trim, including garage doors (see material specs)
- Replace light fixtures (see material specs) 3 exterior lights
- Replace doorbell button.
- Haul off all junk and construction debris
- Repair fence that is falling down in back.
- Paint front and right side of outside of fence (redwood or dark brown color)
- Replace backdoor with new French door and hardware.
- Remove brick wall on right side of yard.

Interior

- Remove all flooring and curtains/blinds throughout
- Put window units in garage
- Install new interior doors (6 panel) and adjust (shut right and no phantom swing)
- Remove wall in living room that separates from dining room. Remove crown molding.
- Remove mirror from living room wall, mantel from above fireplace
- Retile around fireplace (including on floor in front of fireplace) – dark slate tile – 2 rows on floor.
- Scrape ceilings and texture with fine orange peel.
- Patch sheetrock where necessary and match texture (lots throughout house)
- Replace baseboards and casing where necessary
- Professionally prep (**remove all nails, hooks, etc, patch**) and paint interior (see material specs)
- Replace all plugs and switches with new white ones.
- Paint or replace all air registers/vents with white.
- Install new white mini-blinds throughout
- Replace damaged sheetrock and paint garage.
- Replace doorknobs and hinges throughout with new silver doorknobs and hinges
- Install light fixtures throughout (see material specs)
- Install smoke detectors, doorstops and light bulbs where necessary.
- Tile dining area with same tile and kitchen and utility room
- Adjust closet doors throughout to make sure they operate properly.
- Replace utility room shelves with two new wire shelves with hanging rod.

Kitchen:

- Adjust cabinet doors and fix drawers if necessary.
- Paint cabinets (inside and out) (see material specs)
- Install new dishwasher (owner will pick color)
- Install new kitchen sink 8" depth stainless steel
- Install new kitchen faucet (brushed nickel)
- Tile backsplash (see material specs)
- Tile kitchen and utility room floor – extend through dining (see material specs)

Hall Bath AND Master Bath:

- Install new vanity and faucet (see material specs)
- Install new white metal tub and tile tub surround (see material specs)
- Install new brushed nickel shower head and trim kit
- Add brushed nickel towel rack and toilet paper holder (master only – reuse hall baths)
- Replace light fixture with new brushed nickel fixture (see material specs)
- Install new espresso framed mirror
- Install ceramic tile on floor
- Master bath install new white elongated toilet.
- Paint cabinet 'Espresso Beans' color.

Materials Specification

Paint Colors

Interior: **(MATCH SHERWIN WILLIAM CODES)**

Walls – Realist Beige SW 6078 FLAT

Trim – Extra White SW 7006 SEMIGLOSS

Ceiling – Ceiling White

Exterior: ** ALL SATIN**

Trim and Facia – TBD

Siding, Garage Door, Soffits – TBD

Front Door – TBD

Light Fixtures:

Exterior Light Fixtures: Black SKU 245746 \$20 Front porch used spider web looking black fixture

Ceiling fan for Master Bedroom and Living Rooms SKU 850-193 Hampton Bay Lyndhurst \$80 (make sure flushmount model for downstairs)

Hall Bathroom: Vanity Light – Hampton Bay Brushed Nickel 3-Light SKU 547-730

Twin pack Flushmounts (hallways, kitchen, closets, utility room) SKU 720163 \$18 Commercial Electric
BRUSHED NICKEL MUST BE THE 2-LIGHT MODEL

Sink Faucets: Glacier Bay Constructor SKU 195-157 \$28 (brushed nickel)

Bath Mirrors: Martha Stewart Living Mead 24 in. x 32 in. Framed Mirror in Espresso SKU 652509 \$67
→If you can't find this, let me know.

*****BATHROOM VANITIES ARE AT LOWES*****

Master Bath and hall bath Vanities: 24" Java Broadway Granite Combo Vanity Item# 43807 Model
#CG18824 \$248

Tile

Bathrooms floor and tub surround, kitchen and utility room floor (shower straight pattern 24 in horizontal/floor in offset pattern): Tessuto Beige12x24 1.79/ft. S11400187

Decorative border for master and hall shower and tub wall and kitchen backsplash: owner will specify (budget \$11/sf)