

## Scope of Work - Single Family, San Diego, CA

### Project Introduction and Overview

1830 square foot home built in 1957. This home has 4 bedrooms and 2 baths, a cozy floor plan and a large back yard. This home is located in central San Diego close to freeways & shopping.

### Rehab Overview

Kitchen and bathrooms were in poor shape and outdated, in need of complete upgrading. New flooring, lighting and interior and exterior paint throughout as well. Extensive landscaping as well as plumbing and electrical upgrades.

### Contractor Overview

Licensed contractors were hired to complete all work.

### EXTERIOR:

#### General

1. Demo Shed in the back yard and remove all debris in the front and back yard.
2. Remove all bars from windows
3. Paint entire house per color scheme

Color	Location	Color Code	Finish
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White	Exterior Trim	7006	Flat
Black	Front Door		
Extra White	All ceilings	7006	Flat
Navajo White	Bathrooms	SW 6126	Semi Gloss
Navajo White	Living/ Dining/ Halls, Laundry, Kitchen	SW 6126	Flat
Extra White	All Trim & Doors	SW 7006	Semi Gloss



**Roof:**

1. Clean all debris off of roof.
2. Inspect and make sure all vents stacks and roof vents are sealed correctly

**Landscape:**

1. Trim all trees off of roof and thin out
2. Removal all debris in front and back yard
3. Test irrigation system and repair where needed
4. Add wood chips to backyard

**INTERIOR:**

**Demo:**

1. Remove all trash in house
2. Demo kitchen and remove all cabinets, countertops and backsplash
3. Remove portion of wall between kitchen and dining room
4. Demo bathroom toilets, vanities, and shower surround

**General:**

1. Construct new shower in front bedroom where half bath is to make full bath
2. Extend master closet into garage to create walk in closet
3. Paint all interior doors
4. Change all door hinges and hardware -**Brushed Nickel**
5. Refinish all hardwood floors in entire house re-stain- **Natural Finish**
6. Install carpet in back room addition- **Tree Trunk**
7. Move laundry hook ups to garage.
8. Close in wall between back room addition and back laundry room to create bonus room
9. Turn closet in front room into doorway to garage
10. Close in doorway from kitchen to bedroom
11. Clean all windows and make sure they operate properly
12. Install new sliding glass door in back addition



**Kitchen:**

1. Install backsplash- **Home Depot - #99443, Coachella Glass and Travertine, 12" sheets, \$6.99/ea**
2. Install new stainless steel appliances Pacific Sales Stainless Steel Package
  - A. Refrigerator- Frigidaire 26 Cu. Ft. Refrigerator Model: FFHS2612LS
  - B. Microwave/Hood- Frigidaire 1.6 Cu. Ft. Over-The-Range Microwave Model: FFMV164LS
  - C. Dishwasher- Frigidaire 24" Built-In Dishwasher Model: FFBD2407LS
  - D. Range- Frigidaire 30" Freestanding Gas Range Model: FFGF3047LS
3. Install new faucet- **Brushed Nickel**
4. Install new countertops- **Rainbow Stone "New Venetian Gold" Granite**
5. Install new cabinets- **Home Depot Cognac Cabinets**
6. Install tile flooring in Kitchen- **Home Depot "Hacienda" 12x12 #478-629**
7. Paint as per color scheme.





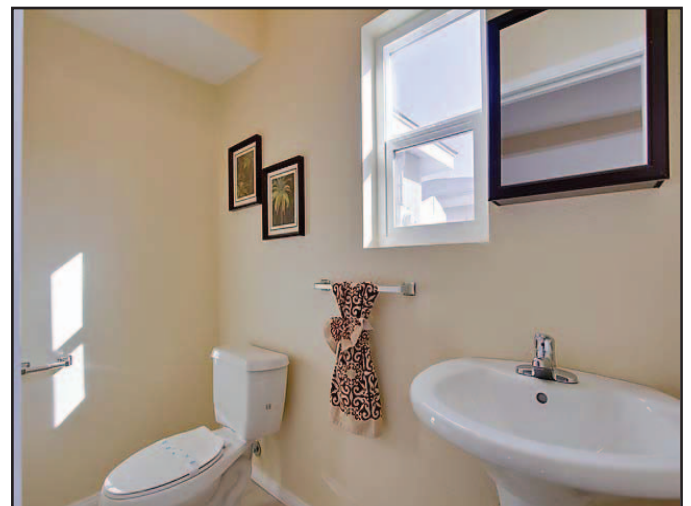
**Hall Bath:**

1. Install new vanity/sink/hardware.
2. New toilet- **Fergusons Plumbing Pure Flow elongated bowl**
3. New tub - **Fergusons 60x30 Advant tub**
4. Field Tile/Accent Strip -**Home Depot, #340-275, 6"x6" Briton Field - \$2.08 sq/ft , #686-181, Onyn Studio Glass Moasic 12"- \$12.99/ea**
5. Tile floor- **Home Depot - #478-629 "Hacienda" 12x12**



**Back Room Bath:**

1. Install new vanity/sink/hardware.
2. New toilet- **Fergusons Plumbing Pure Flow elongated bowl**
3. Tile floor- **Home Depot - #478-629 "Hacienda" 12x12**



**Master Bath:**

1. New toilet—**Fergusons Plumbing Pure Flow elongated bowl**
2. Install new tub – **Home Depot #693-952**
3. Install Rain showerhead
4. Install new vanity—**Lowe's "Estate Java Avalon" 60."**
5. Install new faucet -**Delta "Pasadena" style 4"**
6. Install Tile Surround—**Home Depot - #668-521, 6"x6" Almond - \$1.89 sq/ft**
7. Accent Tile on control wall and damn – **Home Depot - #99443, Coachella Glass and Travertine, 12" sheets, \$6.99/ea**
8. Tile floor- **Home Depot - #478-629 "Hacienda" 12x12**



**Bedrooms:**

1. Paint closet doors
2. Lighting— **Home Depot Hampton Bay 2- Light Flush mount With Opal Glass, #534-435, \$39.97/ea**
3. Install new carpet in bedrooms- **Tree Trunk**



**Plumbing:**

1. Check all existing plumbing & repair/replace as needed, per code.
2. Remove water heater & replace with new one.
3. Install new shower diverter (s).
4. New angle stops on all water lines.
5. Check gas lines & repair/replace as needed.
6. Check all drain lines & repair/replace as needed

**Electrical:**

1. Replace all outlets & switches.
2. Check all wiring & replace where needed, per code.
3. Install recessed lighting as per drawing.
4. Check panel & repair/replace as needed.

**HVAC**

1. Test all wall heaters

**Completion of Final Punch List**

**General Contracting and Foundation Work - \$25,500**

All trim, doors, painting, appliances, counters, tile, demo, sheetrock, and cleaning

**Electrical - \$3,500**

Install new fixtures, recessed lighting, replace outlets and switches. Clean up existing wiring

**Home Staging (3 Months Minimum Contract) - \$2,000**

**Plumbing - \$4,600**

Install new toilets, facets, shower valves, kitchen sink, garbage disposal, dishwasher, and new water heater

**Roofing - \$3,200**

**Flooring -\$7,000**

Install new carpet and tile floors, sand and refinish existing hardwood floors

**Landscaping - \$3,000**

**Misc. and Permits - \$1,700**

**Total - \$50,500**