



Scope of Work - Single Family, San Ysidro, CA

Project Introduction and Overview

Spectacular renovation in the San Ysidro neighborhood of San Diego. This 5 BR/ 3 BA 2,003 square foot home is seconds away from the 805, 905 and Tijuana, and is near schools and shopping.

JD's MLS Description

This turn-key home is ready for you to start creating memories. With an abundance of space, there is plenty of room to accommodate everyone in the family. The stunning kitchen with breakfast bar will bring out the chef in you. Spa inspired bathrooms will renew the senses. Enjoy BBQ's on your oversized backyard patio.

Rehab Overview

The home is outdated & needs updating throughout in kitchen and baths as well as custom tile work in kitchen and baths. The master bedroom needed reconfiguration to convert it back into a 5 bedroom house.

Contractor Overview

Licensed contractors were hired to complete all renovations

EXTERIOR:

Demo:

1. Remove all debris in front and back yard
2. Demo roof off of covered patio so we can convert it to a pergola

General:

1. Install seamless rain gutters - **\$784.00**
2. Install porch lights in various locations – **Home Depot SKU# 196629 Hampton Bay 1-Light Outdoor Rustic Iron Wall Lantern (2-Pack) - \$49.97 Each**
3. Repair all termite damaged material & fumigate house - **\$1,539.00**
4. Convert covered patio to pergola and paint
5. Paint house 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		
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
Urbane Bronze (Sherwin Williams)	Ceiling Beams	SW 7048	Flat

Landscape:

1. Remove weeds
2. Test and repair irrigation system as needed
3. Install sod in front yard
4. Install planters in front and back yard
5. Install bark in all planters

Roof:

1. Clean all debris off of roof
2. Patch roof where leaks in house are present
3. Inspect and make sure all vents stacks and roof vents are sealed correctly
4. Install seamless rain gutters

Separate Unit in Back Yard:

1. Demo interior completely including kitchen and bath room
2. Stub out all plumbing
3. Make sure all electrical works
4. Drywall patch and paint
5. Inspect roof and patch as needed
6. Remove security door
7. Install new hardware on front door



INTERIOR:

DEMO:

1. Kitchen counter tops, backsplash and cabinets
2. Remove kitchen appliances
3. Remove all flooring through out house
4. Demo all bathrooms completely
5. Scrape popcorn off of ceiling

GENERAL:

1. Install new brushed nickel hardware on all interior doors
2. Install new hardware on the front entryway door, brushed nickel (**provide owner with 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. Retexture ceiling
5. Reconfigure master bedroom and bathroom per plans
6. Install new doors in various locations – **Home Depot SKU# 701283 - Masonite 32" x 80" Composite White Hollow-Core 6-Panel Textured Prehung Door w/ Flat Jamb - \$50.00 Each**
7. Install new closet doors in bedrooms – **Home Depot SKU# 419424 - 72" x 81" Painted Steel White Bypass Door - \$107.00 Each**
8. Install ceiling lights in bedrooms – **Home Depot SKU# 534435 Hampton Bay 2-Light Brushed Nickel Flush Mount Fixture - \$42.98 Each**

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



KITCHEN:

1. Install new cabinets (**CT Homes to provide**)
2. Install new stainless steel appliances
 - A. **Frigidaire FFTR2126PS 21 CF Top Freezer Refrigerator - \$586.00**
 - B. **Frigidaire FFFBD2406NS 24" Built in Dishwasher - \$275.00**
 - C. **Frigidaire FFFGF3047LS 30" Free Standing Gas Range - \$495.00**
 - D. **Frigidaire FFFMV162LS 1.6 CF 1,000 Watt Range Microwave - \$220.00**
3. Install backsplash field tile – **DalTile Travertine 3"x6" T711361U \$6.11/sqft installed subway style tile to cabinets**
4. Install backsplash accent tile – **DalTile American Olean Legacy LG03 Celedon 2"x2" install 4" Strip**
5. Install new granite counter top – **New Venetian Gold - \$279 per 24" x 8' Slab**
6. Install new brush nickel hardware on kitchen cabinets (**knobs and hinges**)
7. Install new faucet & air gap

- A. Kohler K596-CP "Simplice" Pull-Out Spray Kitchen Faucet - \$177.55
- B. Monogram Brass MB139242 Air Gap - \$13.16



DOWNSTAIRS BATH:

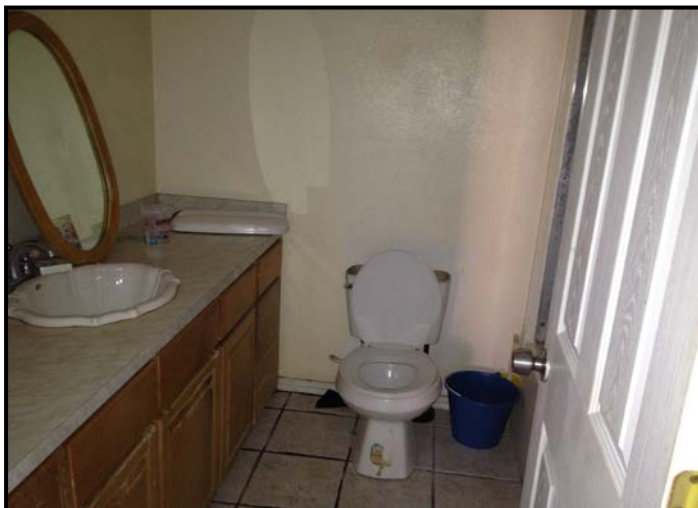
1. Install new vanity (CT Homes to provide)
2. Install new vanity lights – Home Depot SKU# 292995 Hampton Bay 3-Light Vanity Wall Fixture - \$59.97
3. Install new granite counter top – New Venetian Gold
4. Install new square under mount sink - Home Depot SKU# 924045 – DECOLAV Callensia Rectangular Under mount Vessel in White - \$69.00
5. Install new wood frame vanity mirror (match vanity cabinet)
6. New Faucet - Grohe G23084000 Single Hole Bathroom Sink Faucet - \$69.87

7. New toilet - Home Depot SKU# 331725 Glacier Bay 2-Piece High Efficiency Elongated Toilet in White - \$98.00



UPSTAIRS BATH:

1. Install new vanity (CT Homes to provide)
2. Install new granite counter top – **New Venetian Gold**
3. Install new square under mount sink Home Depot SKU# 924045 – **DECOLAV Callensia Rectangular Under mount Vessel in White - \$69.00**
4. Install new wood frame vanity mirror (match vanity cabinet)
5. New Faucet - **Grohe G23084000 Single Hole Bathroom Sink Faucet - \$69.87**
6. New toilet - Home Depot SKU# 331725 Glacier Bay 2-Piece High Efficiency Elongated Toilet in White - \$98.00
7. New tub - **Sterling S610411100 " ALL Pro" 60" Soaking Tub – 128.90**
8. New shower valve, trim kit, tub filler and shower head - **Grohe G26017000 "BauLoop" Tub & Shower Faucet Trim - \$130.95 AND Grohe G19595000 "BauLoop" Shower Trim Kit - \$47.25**
9. Install Tile surround– **DalTile Rittenhouse Square X735 \$2.70/ sqft installed subway style (Tile to ceiling)**
10. Accent Tile banner – **DalTile Stone Radiance Whisper Green Blend SA51 \$13.78/sqft (install 12" banner threw all three walls 5' up the wall)**
11. Tile floor– **DalTile Honed Travertine 18" x18" installed subway style \$1.99/sqft**



MASTER BATH:

1. New toilet – **Home Depot SKU# 331725 Glacier Bay 2-Piece High Efficiency Elongated Toilet in White - \$98.00**
2. Install vanity (**CT Homes to provide**)
3. Install new vanity lights - **Home Depot SKU# 292995 Hampton Bay 3-Light Vanity Wall Fixture - \$59.97**
4. Install new granite counter top – **New Venetian Gold - \$279 per 24" x 8' Slab**
5. Install new square under mount sink – **Home Depot SKU# 924045 – DECOLAV Callensia Rectangular Undermount Vessel in White - \$69.00**
6. New Faucets (2) - **Grohe G23084000 Single Hole Bathroom Sink Faucet - \$69.87**
7. Install new wood frame vanity mirror (**match vanity cabinet**)
8. Hot mop shower pan
9. Construct niche cutout in shower
10. Install new shower door (**clear glass with out frame**)
11. Install Rain shower head - **Moen MS6360 2.5 GPM Flat Rain Showerhead – \$125.10**
12. Install 2 new shower valves, trim, and regular shower head - **Grohe G27547000 "BauLoop" Shower Faucet Trim Kit - \$94.25 AND Grohe G19595000 "BauLoop" Shower Trim Kit - \$47.25**
13. Install Tile Surround—**DalTile Fabric P687 12" x12" \$3.70/ sqft (use their 2" x2" floor tile for shower floor) tile to ceiling**
14. Accent Tile on control wall – **DalTile GR15 Mint Jubilee 3" x6" Glass Subway tile \$9.06/sqft (installed subway style) tile to ceiling, also tile shower damn**
15. Tile floor- **DalTile Veranda P527 Dune 13" x13" installed subway style**



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 (**pressure release valve, earthquake straps, and blocking if needed**)
3. New angle stops on all water lines.
4. Check gas lines & repair/replace as needed.
5. Check all drain lines & repair/replace as needed



ELECTRICAL:

1. Check all wiring & replace where needed, per code.
2. Check panel & repair/replace as needed (**double tap breakers, inadequate sized breakers**)
3. Install smoke and carbon monoxide detectors per code.
4. Install new vanity lights in all bathrooms (**chrome finish**)
5. Make sure all outlets are operational

HVAC

1. Inspect HVAC System and repair if needed

GARAGE:

1. Install new roll up garage door
2. Install new garage door opener
3. Paint interior of garage white

Completion of Final Punch List

General Contract Work - \$41,000

All framing, counters, paint and patch, fixtures, backsplash, window, and doors

Appliances/Plumbing Fixtures - \$3,500

Stainless steel refrigerator, free standing range, over the range microwave, and dishwasher

Electrical - \$3,300

Install new fixtures; add recessed lighting, replace outlets and switches, panel upgrade

Plumbing - \$2,400

Install new toilets, faucets, shower valves, kitchen sink, garbage disposal, dishwasher, add tub and shower

HVAC - \$1,800

Flooring - \$8,300

Install new carpet, hardwood and tile

Demo - \$2,500

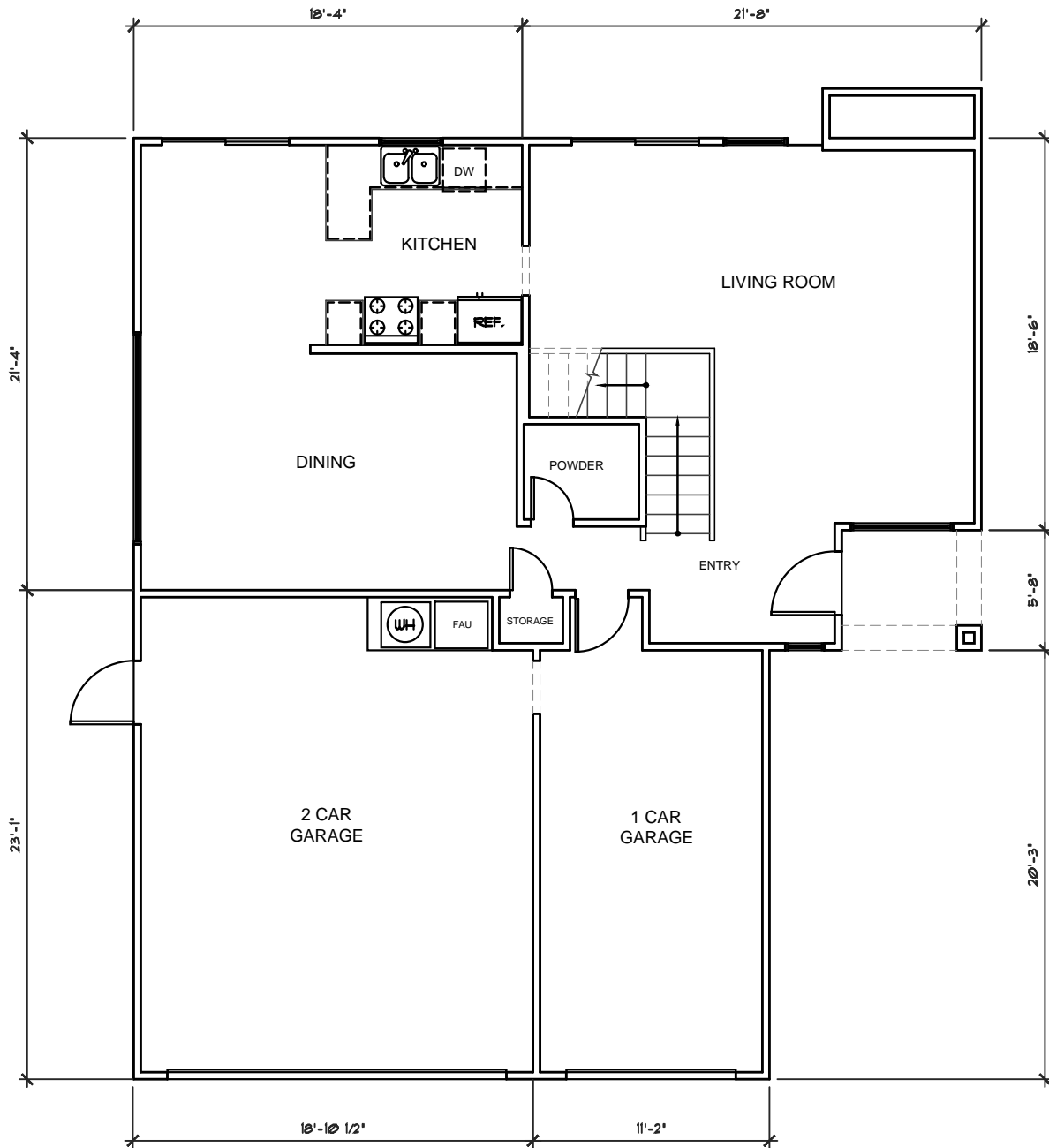
Landscaping - \$800

Staging - \$1,800

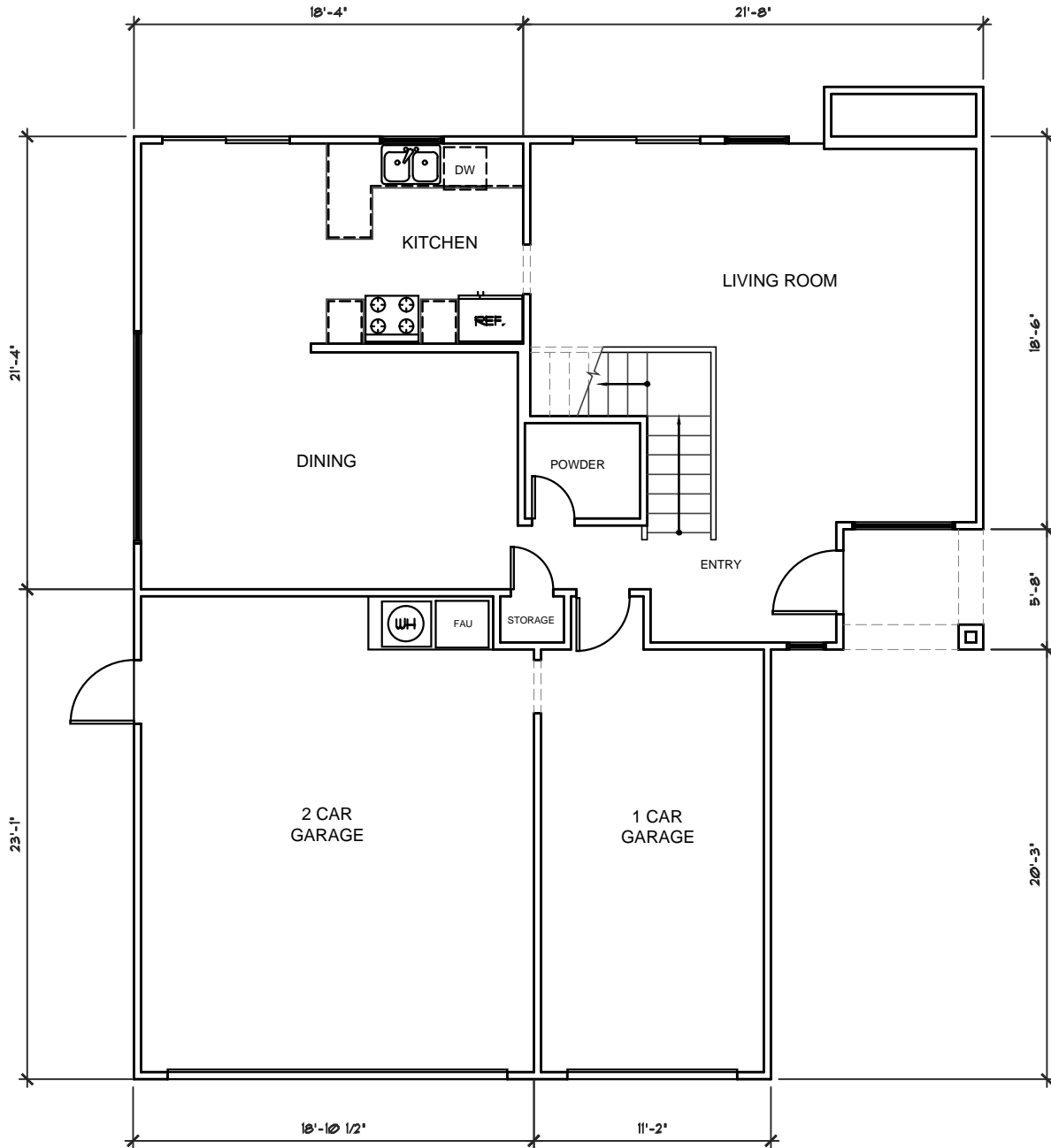
Permits - \$2,000

TOTAL - \$67,500

Before First Floor Layout



After First Floor Layout



Before Second Floor Layout

