

Scope of Work

1222 Constitution Ave NE

1. check size gas line 1/2"
Call Washington Gas.
2. check Capitol Hill Solar.

21-Dec-09

The list of inclusions is a modified version of the one provided to us by another company and which I sent over in an email on 8Nov09 and brings together the various things we've spoken about over the last month or so and which I believe you've included in your \$265,000 quote. I've made comments in italics where I've got suggestions, questions or clarifications.

General thoughts

We are looking for a clean, contemporary look and want to use this opportunity to make the house energy-efficient and so would rather put money into that instead of things like fancy rain showers or custom bookcases.

Inclusions

1. Replace the roof.

The building inspector said it needs immediate attention. Presumably that doesn't need a building permit so it can be done soon. One of the other contractors suggesting using some product called Kool Seal rather than the existing silver paint over the rubber membrane. You are a better judge than me on the merits of these different products so I'll leave that to you.

2. Install skylight above top of steps

Someone else suggested sealing the existing roof access above the existing bathroom and getting a skylight that opens to allow roof access. That sounds like a good idea to me so there is only one big roof penetration.

3. Fix the garage – install new roof, replace the joist on the western end that has rotted, fix the brickwork that has been damaged by the tree next door, replace the windows, access door and garage door.

As with the roof above, I'm hoping you can do this very early so we can put our canoe in there (it's in the hallway right now) and you can store building materials and equipment in it.

Since we want to hang the canoe from the ceiling, I've made a note in the first Exclusions section below that although you had originally proposed a single-piece up-and-over style door with a conventional opener, we'd prefer doors that swing out.

You can use anything you like for the windows and perhaps it would be best to do them near the end of the project so people can't see the things you've stored inside.

4. Dig out a full-basement with a 7'6" ceiling "and underpin the whole thing ... This would include an outside entrance, a bathroom, and three windows, one being an egress window." (from your email 12Dec09)

"I had planned to plumb and establish the envelope of the basement. But the full finish of the basement is not included here. I expected us to locate the plumbing according to plans we agree on. The HVAC system is included in my quote to you. I think its best to control that environment separately in the event you do rent it out. Yes we would frame the basement in metal stud, and use waterproof drywall to achieve the insurance against the floods. Pumps are included in the current quote. New stairs down to the new floor are included also." (from your email 19Dec09)

The egress window would make use of the existing vent window near the front of the house; one window would be in the bathroom which would be somewhere in the middle of the outside wall and one near the back. To meet the requirements of the historic preservation office, the top of the two new windows will presumably be at ground level and there will be a window well outside.

5. Replacement of lead water supply: see Exclusions.

6. Brick pointing as needed

Remove the stucco from the back wall where it has been applied. The front and side walls appear to be in reasonable condition but someone (you?) speculated that we should dig down a bit on the outside to see if the earlier repointing extended below grade level. The two chimneys are in poor shape and need attention. (The one at the north-east corner of the building was presumably for the kitchen but I guess there hasn't been a fireplace there for decades.)

7. Move the electricity meters around to the side where it is less visible.

Gas meter: see exclusions.

8. Lay down brick veneers on sidewalk in front of house to provide a brick walkway.

9. Lay a path from the back porch to the garage.

10. Grade the dirt on the side of the house so water runs away better.

11. Replace all exterior windows with new wood constructed double paned windows (15)

The existing windows are a near-random mix of styles as far as how each is divided. "One over one" is fine with us as it looks less cluttered as well as being less expensive. Since another

contractor was concerned about the difference in cost, I asked the DC Historical Office about whether they care and the reply was "Yes, our Board's window regulations cover pane configuration, material, finish, profile, dimension, and method of operability. We would approve wood, 1-over-1 windows for this style of house and era of construction. If there is original brickmould, which I suspect there is, it should remain and be restored."

12. Replace/refurbish the front door.

You'll recall that you found what appears to be the original front door in the garage though it will need cleaning up. There is also the existing back door that is coming out which is of the same style and could possibly be moved to the front.

13. Make the vestibule area "nice".

Lan was impressed by what you did for Fritz and Sue-Ellen but she says she'd like timber wainscoting and perhaps black/white diagonal marble tiles on the floor.

14. In the rear wall, brick in the existing opening for the back door and install 6ft wide x 8ft tall French doors.

I think it best if they open outwards to minimize the intrusion in the kitchen.

15. Remove hallway side walls in living room and dining room and structurally reinforce above and below

See my drawings for more details but similar to what you did for Fritz and Sue-Ellen

The wall between the kitchen and dining areas will be in same position but the openings for doors will not and you will have to get some support beams in their somehow so it may be easier to tear it down and rebuild.

16. Replace all the interior doors.

The doors and the trim around them are all very battered.

17. Install new bamboo or possibly hardwood flooring on the first floor. If possible, salvage the good boards from both levels so you have enough to do upstairs.

18. Save the fireplace surround from the dining room, remove the odd triangular double fireplace arrangement and move it back against the wall. Install a gas fireplace.

You suggested removing the chimney upstairs to gain a little extra closet space and venting the gas fireplace out through the side wall. I gather that the DC Historical Preservation Office will require us to keep the chimneys to maintain the roofline and based on the vent cover on your house, I don't believe we would be allowed to vent through the side wall because it is so visible from 12th Place. Please run the exhaust up through the existing chimney.

19. Bring electrical wiring up to code, remove floor outlets and install outlets on walls.

20. Install new high-efficiency forced air heating (natural gas)/cooling system.

Another contractor suggested using the Unico or SpacePak system with tube vents but I'm not tied to that and it might make more sense to put one unit in the basement to serve the ground-level through floor vents and another in the attic space to serve upstairs through ceiling vents.

21. Insulate everywhere including the exterior walls.

You suggested the spray-on Icynene and that looks like a good choice to me. I think you mentioned it would be 3½" thick along the exterior walls (4"x2" battens) and 1½" around the front windows (2"x2" battens) with drywall on top.

22. Install new tank-less water heater

We were impressed by the one you installed for Fritz and Sue-Ellen. If we are going to do a bathroom in the basement, install a separate heater for the basement unit, or at least set up the piping and allow the space for another to be installed.

23. Remodel kitchen

Probably along the lines shown in my drawings but that may change depending on the ideas your kitchen designer has and the final dimensions of the space available.

You suggested bricking up the bottom of the kitchen window since it is currently lower than the height of a kitchen counter. Even apart from the fact that the DC Historical Preservation Office probably wouldn't allow it since it is so visible from 12th Place, I'd prefer not alter the outside appearance and we can live with a little well behind the counter at that point.

As noted in the Exclusions section below, your price does not include cabinets or appliances.

We'll most likely use Silestone Stellar Marine for the countertop

<http://www.silestoneusa.com/colors/colors.cfm?ColorID=47>

I found a nice-looking high-flow 30" rangehood that might be good:

http://www.fabykahood.com/pro_show.asp?sp_id=142

We find most American sinks too deep and too big. I found a double-sink that fits in a 30" cabinet. Go to http://www.blancoamerica.com/index.html?p=PRODUCT_SEARCH and search for 440161 (the new model number). It returns it with the old model number 512-066.

The bamboo/timber floor will extend into the kitchen.

I haven't shown it in my drawings but if we could install pocket doors in the two entries to the kitchen, it would allow mess to be hidden and smoke/smells from cooking to be kept out of the main house (some Asian cooking is bad in that area and even a good range hood may not be enough).

24. Install half bath downstairs

As shown on my drawing, please vent to outside.

In all the bathrooms, we'd like to use the Kohler K3654 toilet which costs slightly more than average but being dual-flush, uses a lot less water

<http://www.faucetdirect.com/kohler-k-3654-persuade-two-piece-elongated-toilet-with-12-rough-in/p527022>

As discussed, if we can get a sink that is just a little bigger than the 9" one you installed for Fritz and Sue-Ellen, I think that would be good.

25. Remodel existing bathroom on second floor

If possible, move the toilet across to the side side of the room so it is open from the door to the bath.

26. Install new bathroom off master bedroom

As shown in my drawings, make the space and piping on the other side for the washer and drier.

27. Rework the area between the first and second bedrooms to give a walk-in closet and a small closet for the main bedroom and a small closet for the second bedroom.

For the two small closets, I'd like to use as much of the space up to the ceiling as possible so if we can use an 8ft door that would be helpful.

28. Remove existing boiler, radiators, and oil tank

29. Rebuild back porch and its roof. Move the gutter downspout to the side.

While the roof will be the same profile, the porch won't because of the entry to the basement.

30. Replace existing wood fence with new 6' tall board on board wood privacy fence.

Remove the chainlink fence past the back of the house since there is no need for them to overlap.

Extras

1. Replace the staircase so it isn't so steep and widen.

"With respect to the new stairs. We will modify the framing to allow for a wider stairway, say 34". Up to the upper hallway opening. If you want to widen the upper hallway a bit, it is not a big deal in the scope of work we are considering here. The price of \$3500. for an all new staircase will include the framing modifications to do away with the wall on the stairs." - from your email 19Dec09.

Cost: \$3500 for the new stairs

\$1000 to shift walls of middle bedroom & existing bathroom to make hall wider

2. At some point in the future I'd like to install solar hot water. If we can run two pipes from the basement mechanical room to just under the roof, that would make it easy when/if we get to it. Make the mechanical room big enough so we can later put the tank and pump in.

Cost: ?

3. Swing garage doors (instead of an "up-and-over" door) with an opener.

We can buy an ceiling-mounted opener from these people (in WA for \$750 + ~\$100 shipping):

<http://www.realcarriagedoors.com/hardware-cat.php?page=openers>

though as you indicated, it will probably be most economical to build the doors on site.

Cost: \$2000 (if we do the overhead-style door) – from your email 22Dec09

4. There is an existing gate about 3ft wide in the wooden fence on the east side facing 12th Place. I'd rather move it and make it a double gate almost 6ft wide on the north side adjacent to the garage.

Cost: ? Gate included

5. Move the gas meter around the side where it is less visible

Cost: "Typically it is \$1200.00 or so." - from email 19Dec09.

6. Exterior window sills replaced/repared where necessary. I think 5 need fixing

TBD on condition

Cost: \$100 each - from your email 19Dec09.

7. Replace the lead water supply pipe from the street. "New lead line replacement is not included in my plumbing quote. Typically to go from the meter to the house is 2-5 thousand. Depending on the length of the run." - from your email 19Dec09.

Cost: to be determined

8. Kitchen cabinets

The original allowance was \$15,000 but we are quite happy to go with Ikea and the design I came up with cost about \$6000. If you are concerned about missing fasteners etc., I'll volunteer to assemble the cabinets for you the weekend before you install them.

Cost: to be determined

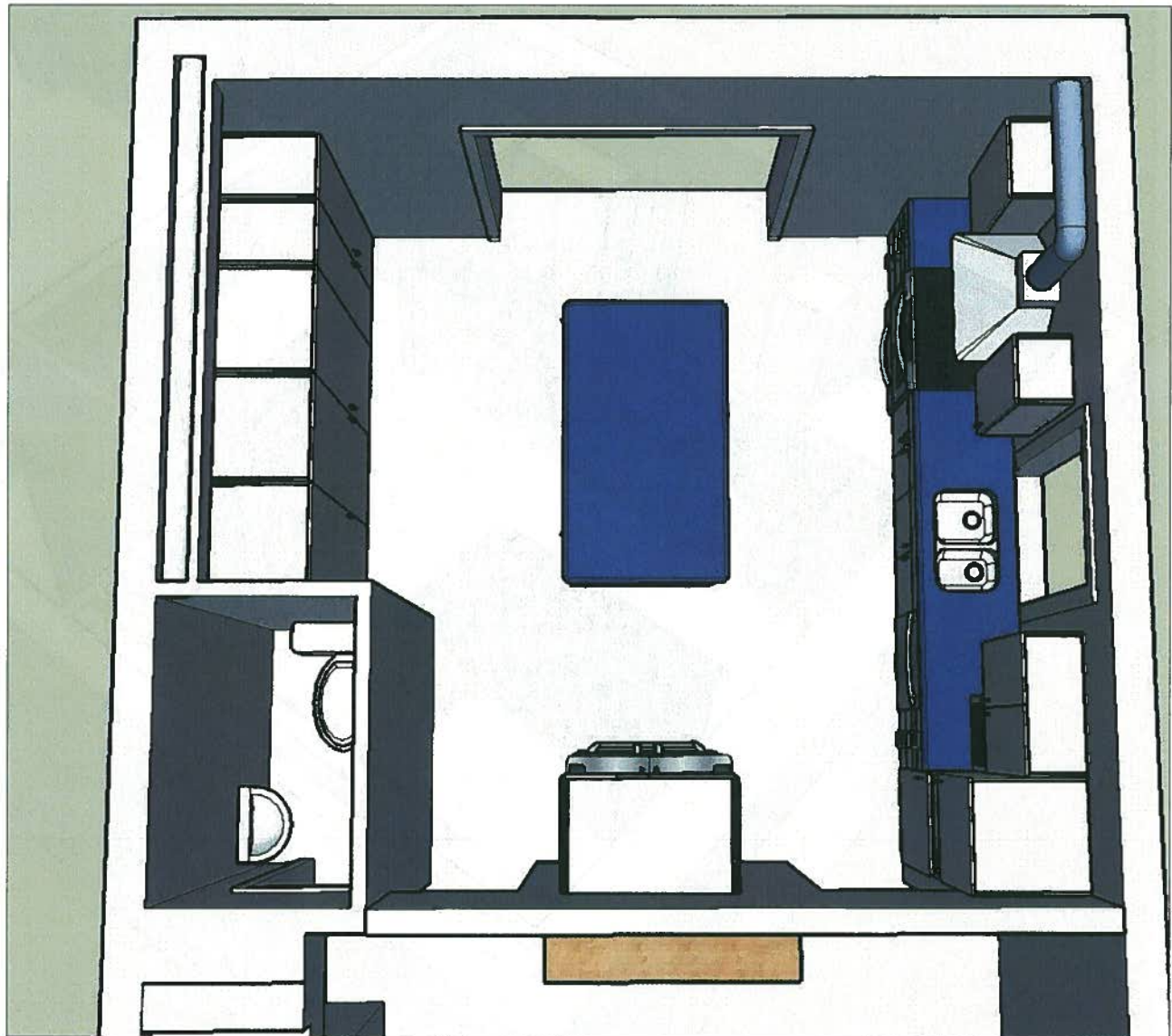
9. Appliances: refrigerator, range, rangehood, dishwasher, microwave, washer, drier.

Cost: to be determined

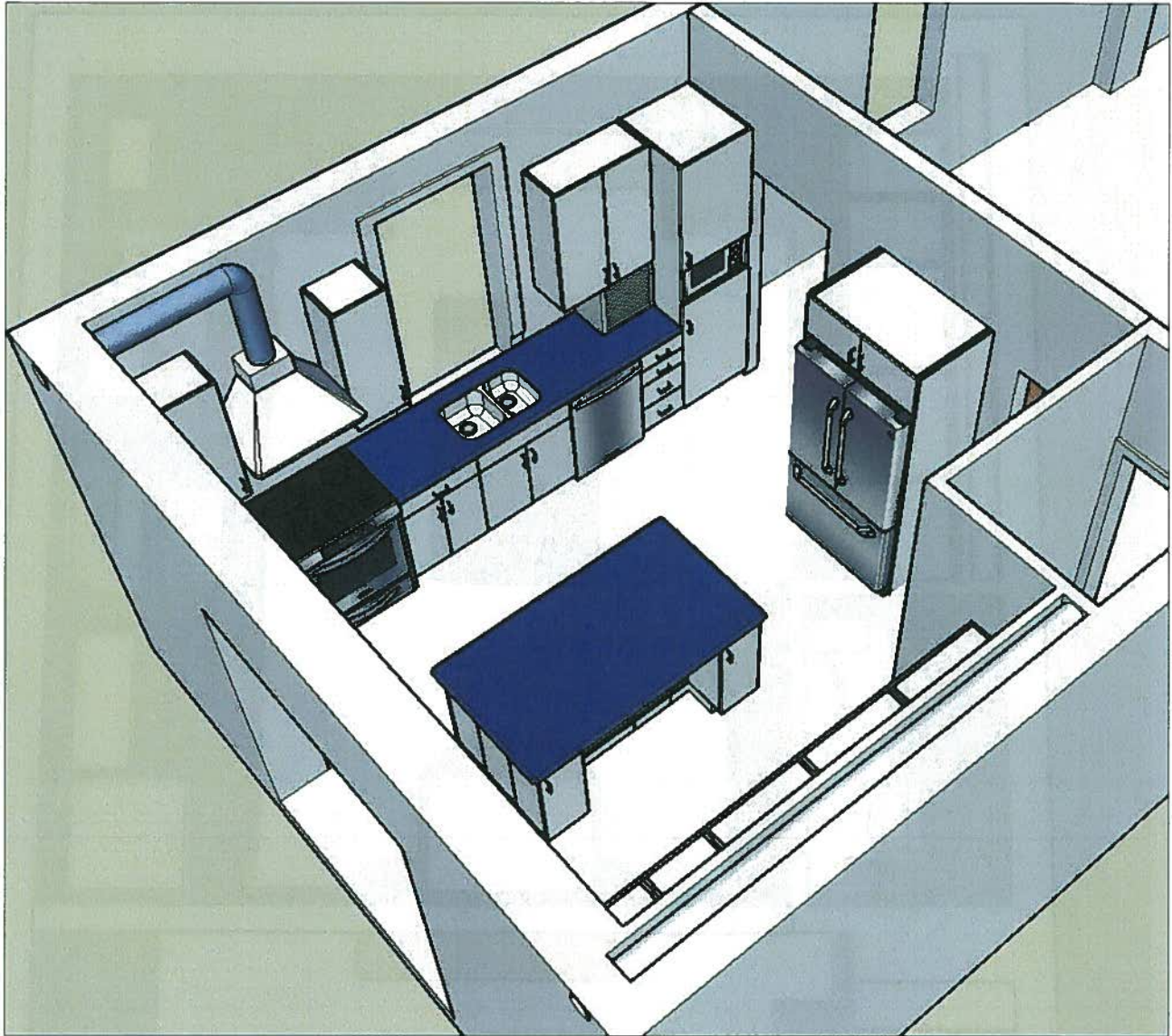
Exclusions (will do later or do ourselves)

1. Landscaping
2. Replacement of the existing chainlink fence.
At some point we'd like to take it out and install a metal fence
3. Remove the tree next door that has damaged the garage

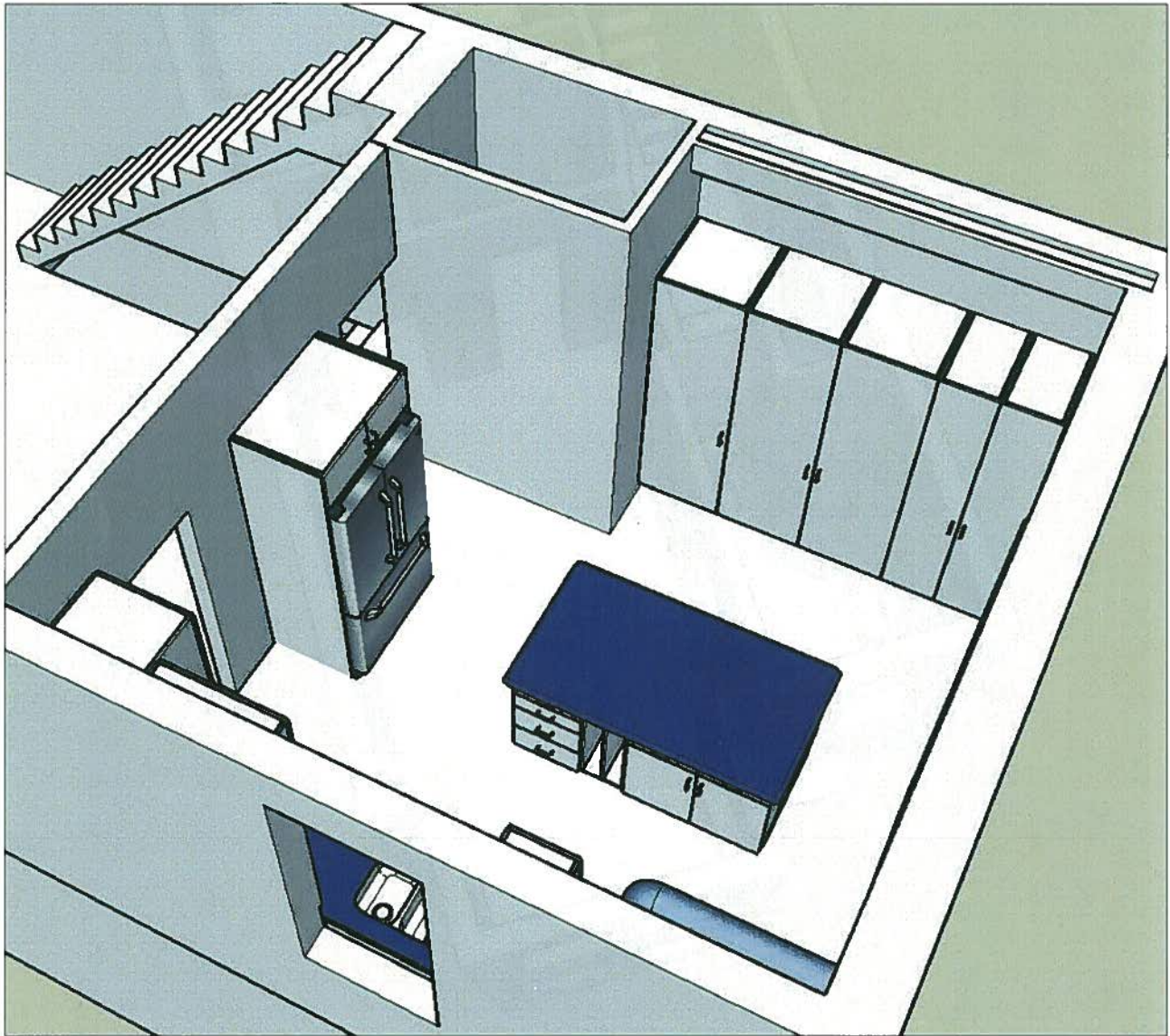
Kitchen and half-bathroom.



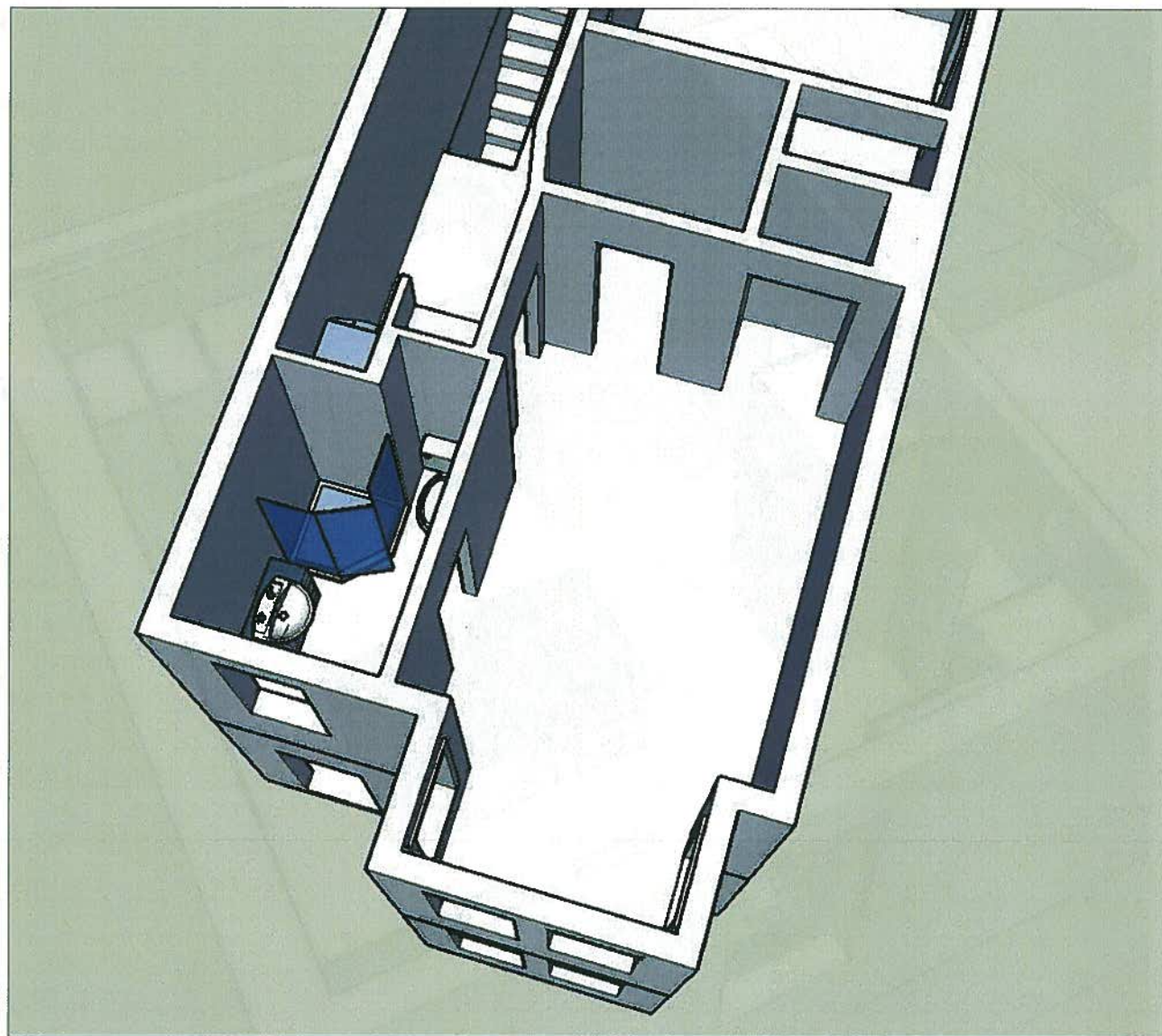
Kitchen:



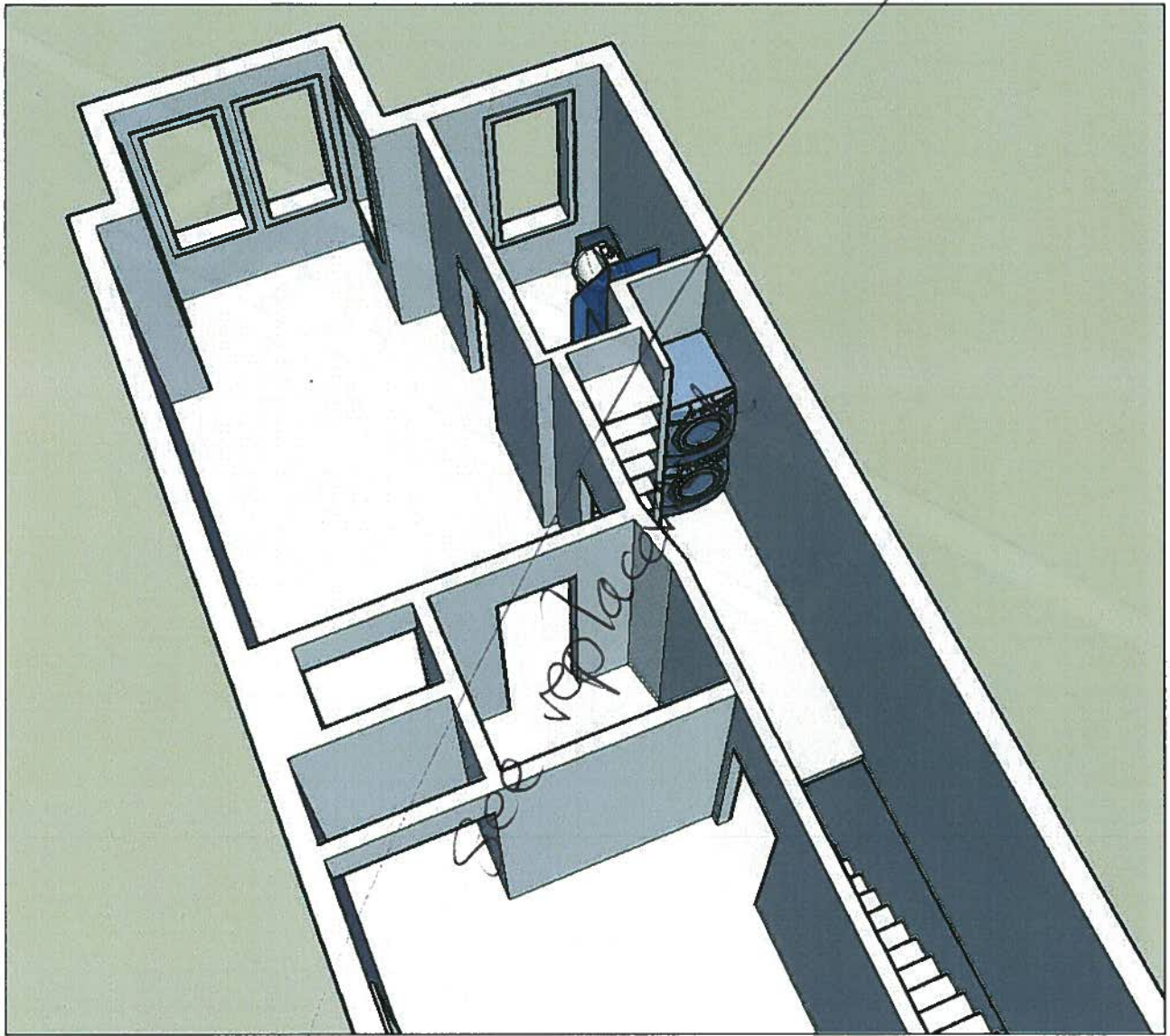
Kitchen (now shows staircase to basement opened up, though I didn't draw handrails).



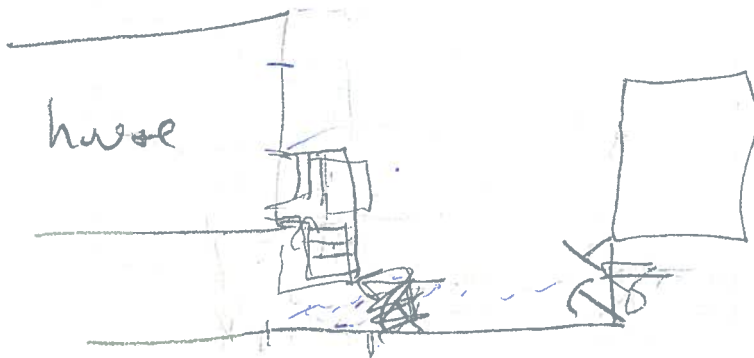
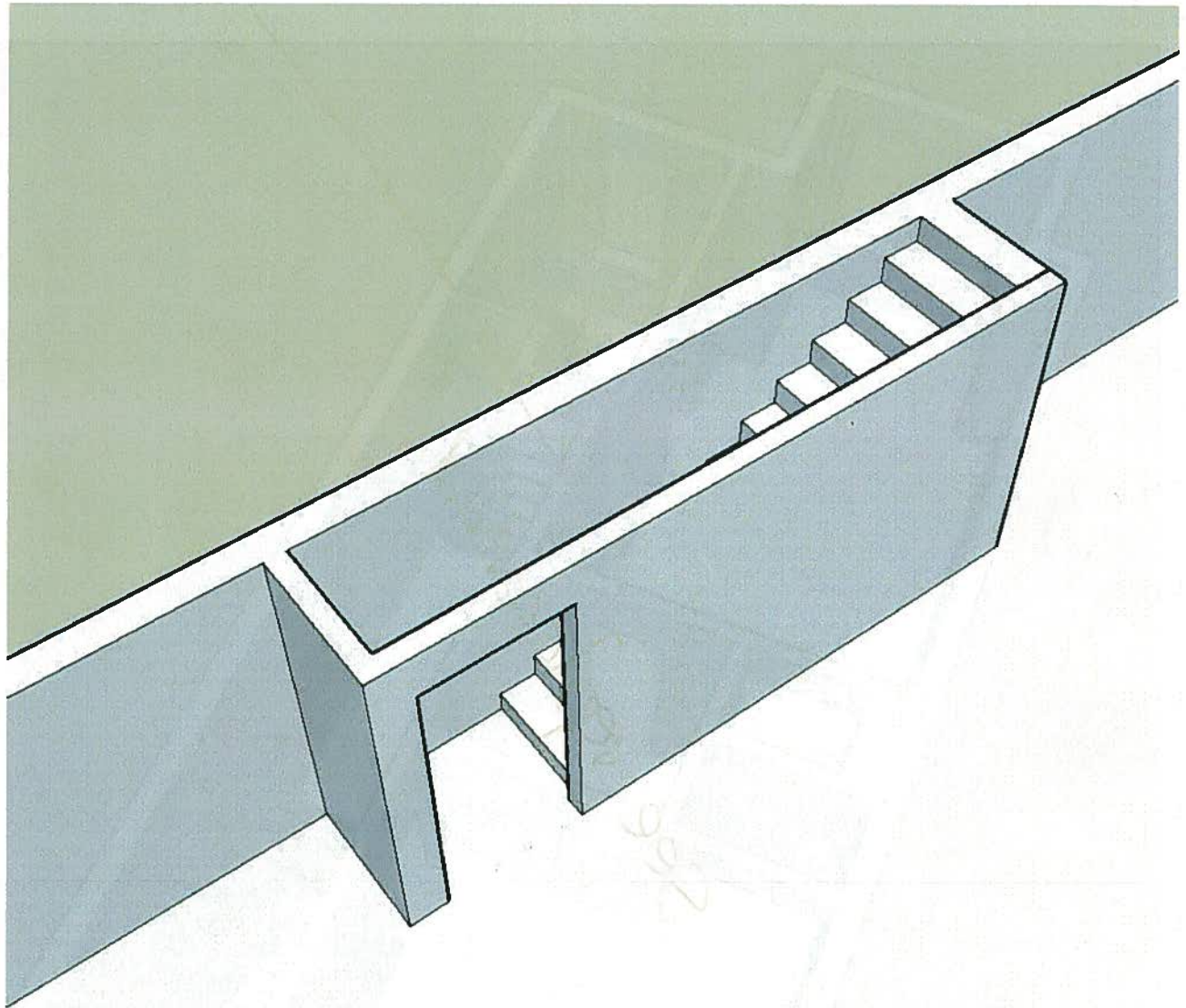
Upstairs (does not show widened staircase and corridor):



Upstairs (does not show widened staircase and corridor):



Basement stairs



12th Place