

ATTACHMENT 1: FULL PROJECT SCOPE.

BASEMENT TOTAL SQ. FT. = 750.0 SQ. FT.

ATTENTION! PROPERTY ON SEPTIC? BEDROOMS OR ROOMS WITH CLOSETS ARE NOT POSSIBLE UNLESS WRITTEN CONFIRMATION FROM COUNTY/CITY HEALTH DEPARTMENT IS PROVIDED! THIS INCLUDES REMODELING PROJECTS WITH EXISTING ROOMS!

1-0 Basement Base Price		\$15000		
Basement Base Price		Quantity	Price	Total
	<p>ITEM 1-1-1. FRAMING and Fire blocking.</p> <p>All basement walls and bulkheads per Owner's request and provided sketches. (2x4 lumber studs with treated sill plates). Base price may include one space (room) and one finished closet space per 500 sq. ft. of finished area.</p> <p>SHELVING IS NOT INCLUDED WITH THE CLOSETS, SINCE EACH OF OUR CLIENTS HAS DIFFERENT PREFERENCES ON THE SHELVING. REFER TO ITEM 2-11-1 THROUGH ITEM 2-11-5 FOR CLOSET SHELVING OPTIONS.</p> <p>OWNER INITIALS: _____</p>	N/A	N/A	N/A
	<p>ITEM 1-1-2. DRYWALL. 1/2" regular drywall " all walls and ceiling. Level 4 Finish.</p> <p>Level 4 is the generally accepted level of finish for domestic construction. Joints are to follow a three-coat system, consisting of; (1) a tape coat plus (2) two subsequent coats applied over the tape coat and fastener heads. All joint compounds should be sanded to a smooth finish free of tool marks and ridges.</p> <p>PLEASE NOTE: Drywall only installed on the finished side of the wall. UNDERSTAIRS CLOSET IS UNFINISHED, UNLESS STATED OTHERWISE. PLEASE, REFER TO ITEM 1-6-1.</p> <p>OWNER INITIALS: _____</p>	N/A	N/A	N/A
	<p>ITEM 1-1-3. Electrical Rough-in and finish.</p> <p>All electrical work to be performed in accordance with state and local codes.</p> <ul style="list-style-type: none">• IC-Rated Recessed Lights " -location per Owner's request. One 6" recessed light/7" FM LED for bulkheads per every 50 sq. ft. of finished space.• Cable/low voltage " location per Owner's request. 1 per 1,000 sq. ft.• Switches/outlets per code (3- and 4-way where required)• Basic plastic or steel switch/outlet plates (white, almond or ivory). PAINTING THE PLATES NOT INCLUDED.• Mechanical/unfinished area lighting is included: o Areas under 16 sq. ft. (4'x4') " pull light only (lamp holder with pull) (add switch 20\$) o Areas over 16 sq. ft. " Switch and one utility light (lamp holder) per 100 sq. ft. (Additional. Light " 20\$) After Project completion Owner will need to contact Owner's cable/internet service provider to connect newly installed low voltage lines to Owner's provider's equipment/lines. Due to some implications that may be caused by interfering with Owner's provider's equipment, Contractor is unable to perform this connection.	N/A	N/A	N/A
	<p>ITEM 1-1-4. Add ductwork. One air register per 250 sq.ft. or less.</p> <p>One air register per 250 sq. ft. or less. 1 Air return for the basement.</p>	N/A	N/A	N/A
	<p>ITEM 1-1-5. FINISH CARPENTRY - GENERAL SPECS</p> <p>GENERAL SPECS:</p> <ul style="list-style-type: none">• ANY DOORS UNDER 80" WILL BE BILLED AT THE RATE OF \$110 PER DOOR.• STANDARD Doors (See doors page below for included styles), UNLESS STATED OTHERWISE.• STANDARD 2 1/4 Door/Window trim " WM-327 and WM-371 PROFILE ONLY, UNLESS STATED OTHERWISE• STANDARD 3 1/4 Baseboard " WM-623 or WM-663 PROFILES ONLY, UNLESS STATED OTHERWISE• Basic pine stair rail (banister) painted white semi-gloss WM-240 PROFILE ONLY, UNLESS STATED OTHERWISE• Wrap all basement columns with one-piece chair rail WM-300 PROFILE ONLY and one-piece crown molding WM-49 PROFILE ONLY, UNLESS STATED OTHERWISE <p>PLEASE NOTE, IT IS OWNER'S RESPONSIBILITY TO UNDERSTAND WHAT DOOR AND TRIM PROFILES ARE INCLUDED. PLEASE "GOOGLE" PROFILE NAMES FOR MORE INFORMATION.</p>	N/A	N/A	N/A
	<p>ITEM 1-1-6. 8lb Padding and Carpet.</p> <p>Can be exchanged for Painted floor or steps.</p> <p>PLEASE NOTE, CARPET ON THE STAIRS ONLY WILL RESULT IN UPCHARGE. PLEASE REFER TO ITEM 1-12-1 and 1-12-2.</p> <p>OWNER INITIALS: _____</p>	N/A	N/A	N/A
	<p>ITEM 1-1-7. PAINTING DETAILS - GENERAL SPECS:</p> <p>GENERAL SPECS:</p> <ul style="list-style-type: none">• Filling and caulking all nail-holes and gaps.• One coat of Contractor's grade primer on all walls and ceiling• Sherwin Williams 200. WHITE ceiling paint and FLAT COLORED paint on the walls• White Sherwin Williams 200 SEMI-GLOSS paint for doors and trims <p>CONTINGENCIES:</p> <ul style="list-style-type: none">• All ceilings to be white (colored ceiling " extra cost)• Deep dark colors (more than 2 coats of paint are necessary) will result in extra cost• Accent wall " extra cost - Custom painting will result in extra cost• 1 COLOR PER ROOM. MORE THAN ONE COLOR PER ROOM WILL RESULT IN EXTRA COST• PAINTING OF EXTERIOR DOORS IS NOT INCLUDED. PLEASE REFER TO ITEM 1-12-3• PAINTING OF EXISTING WOOD WINDOWS IS NOT INCLUDED. PLEASE REFER TO ITEM 1-12-4	N/A	N/A	N/A
Base Price Credits		\$2		
Base Price Credits		Quantity	Price	Total

	ITEM 1-2-1. Partially Framed basement - no credits for partially framed basements/walls etc. We have learned that partially framed basements are more complicated since not always done to code and requires changes/adjustments anyways which in the end costs our company more than doing it from scratch	1.0	-\$0/sq ft	1.0
	ITEM 1-2-2. Fully Framed basement credit ONLY IF FIRESTOPPING IS DONE (minus discount applicable).	1.0	-\$4/sq ft	1.0
Base price code compliance and required add-ons		\$6		
2-Demolition		Quantity	Price	Total
	ITEM 1-6-4. Remove glue down carpet.	1.0	\$1.5/sq. ft. (\$500 minimum charge)	1.0
	ITEM 1-6-5. Ceramic tile floor removal.	1.0	\$2/sq. ft. (\$500 minimum charge)	1.0
2-Electrical code requirements		Quantity	Price	Total
	ITEM 1-10-2. Main panel not in the basement.	1.0	\$1,450 + \$15/Ln.Ft.. Offeed cable run	1.0
	ITEM 1-10-3. Electrical service upgrade to 200amp (â€œheavy upâ€œ) MD/VA Does not include power company fee (if any). MARYLAND AND VA ONLY!	1.0	\$3,900	1.0
2-Insulation		Quantity	Price	Total
	ITEM 1-9-2. 2â€ Spray foam. DISCLOSURE: Spray foam products have an excellent health record spanning more than 25 yrs.; nonetheless, safe handling practices during and immediately following installation are required to eliminate the possibility of health effects from exposure to isocyanates. Everyone other than certified spray technicians must vacate the job site remaining completely out of the building while the spray is applied and for at least 24 hrs. After spraying is completed to allow active ventilation of the job site.	1.0	\$7/sq. ft. (\$2200 minimum charge)	1.0
	ITEM 1-9-3. R-11 FSK for unfinished basement walls.	1.0	\$2.6/sq. ft. (\$550 minimum charge)	1.0