

Nov 25, 2014

Outline of Scope and Schedule for Renovations and Improvements at
 55 Loring Ave.
 Mill Valley, CA 94107

Work by JAM and owner

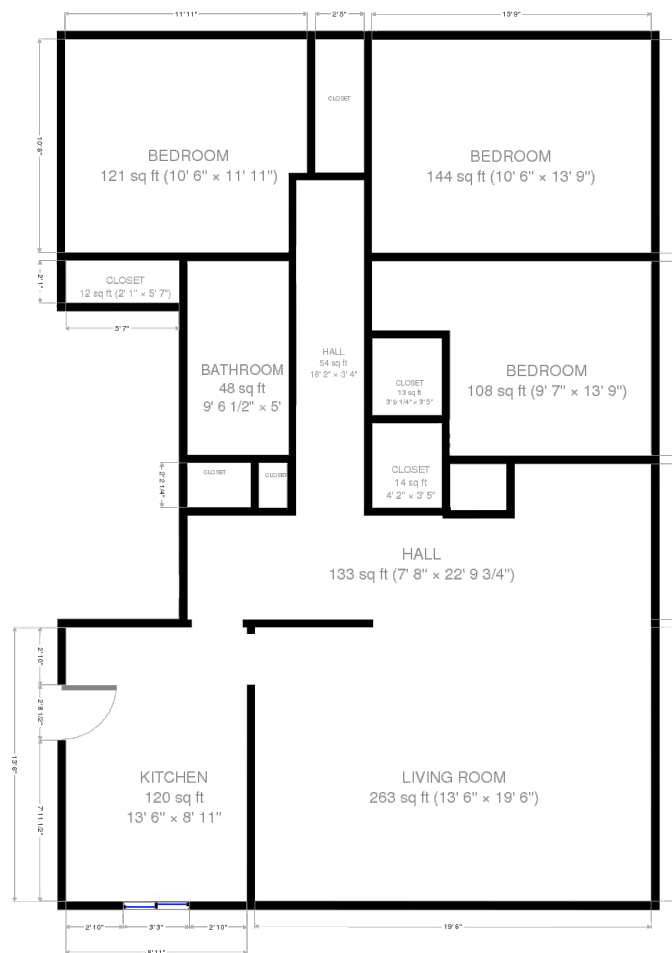


Figure 1: Floor plan

[1] JAM - General**[0001]**

1. Kitchen**Materials:**

- flooring installation materials other than vinyl flooring

Labor:

- install new flooring
- install kitchen cabinets
- install tile backsplash
- fabricate and install granite counters from 8' and 9' lengths
- install sink and existing disposal
- reinstall stove (stored under house)
- remove door stops at two interior doors - convert to openings
- widen passage opening to living room and match door framing
- install new exterior entry door with reversed swing

Cost: \$ _____ Expected completion date _____**2. Bathroom****Materials:**

- flooring materials other than vinyl flooring

Labor:

- install new flooring
- install vanity and mirror
- remove shower doors on bathtub

Cost: \$ _____ Expected completion date _____**3. Laundry Enclosure Screen [3.8k]****Materials:**

- wood framing
- concrete and reinforcing for raised slab
- door hardware

Labor:

- build screen enclosure

Cost: \$ _____ Expected completion date _____

4. Drywall and Bedrooms**Materials:**

- two hollow core doors and brass hardware
- narrow hardwood shelf
- skylight

Labor:

- cut opening in hall partition and finish edges, install narrow shelf
- repair sheetrock damage location in hall
- widen passage between kitchen and living room
- replace french doors with hollow core doors
- use flush mounted hardware on bedroom side so they may be used as wall.
- replace bedroom skylight

Cost: \$ _____ Expected completion date _____

5. Brick Planter**Labor:**

- repair top row of loose bricks adjacent to front door

Cost: \$ _____ Expected completion date _____

6. Carport Retrofit - Drawings in progress

[2] JAM sub - Electrical

[0001]

Materials:

- switches, outlets and wires

Labor:

- install wall lights, run wiring in walls (see plans for locations)
- install new outlets in kitchen
- replace lights in kitchen
- replace dimmer switches with on/off switches
- replace fluorescent fixture over sink with recessed 3-socket LED fixture

Cost: \$ _____ Expected completion date _____

[3] JAM sub - Plumbing and Piping

[0001]

Materials:

- plumbing piping
- gas piping

Labor:

- replace water services plumbing starting from main connection at house
- relocate toilet closer to vanity (vanity is now smaller)
- extend natural gas to fireplace and outside appliance enclosure

Cost: \$_____ Expected completion date _____

[4] JAM and JAM sub - Living Room Window

[0001]

Demo: Existing window

Install: New framing and windows with safety glass

Cost: \$_____ Expected completion date _____

[5] By Owner**[0001]**

1. Drawings

- partition see-through opening; completed this week
- kitchen layout and widened passage opening; completed this week
- self supporting exterior appliance screen; completed next week
- permit drawings: carport repairs and seismic improvements; completed in two weeks

2. Demo**Kitchen:**

- kitchen and bathroom cabinets; removed next week
- refrigerator; removed next week
- washer, dryer and stove; stored under house next week

Other:

- blinds; removed next week
- misc fixtures and lights; removed next week

3. Painting and Finishing**Hardwood floor:**

- finishing; completed after everything is done (except for kitchen)

Painting:

- interior; completed next week except for kitchen and bath
- exterior; completed 2 weeks after kitchen door and windows
- laundry screen; completed after construction

Blinds:

- install blinds; completed after painting

4. Materials**Kitchen:**

- new cabinets; at house
- new granite counters; at house
- new microwave; purchased in a few weeks
- new refrigerator; purchased in a few weeks
- new tile backsplash and grout; purchased next week

Lighting:

- wall mounted fixtures in all rooms; purchased next week
- ceiling mounted fixtures in kitchen; purchased next week
- lighting over vanity; purchased next week

Bathroom:

- vanity and mirror; purchased this week
- toilet tank lid; purchased this week

All rooms:

- louver blinds

5. Cleaning

Fireplace brick:

- fireplace; completed next week (paint if uncleanable)

Windows:

- windows and frames; completed near end of project

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