

Dec 14, 2014

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

Work by JAM and owner

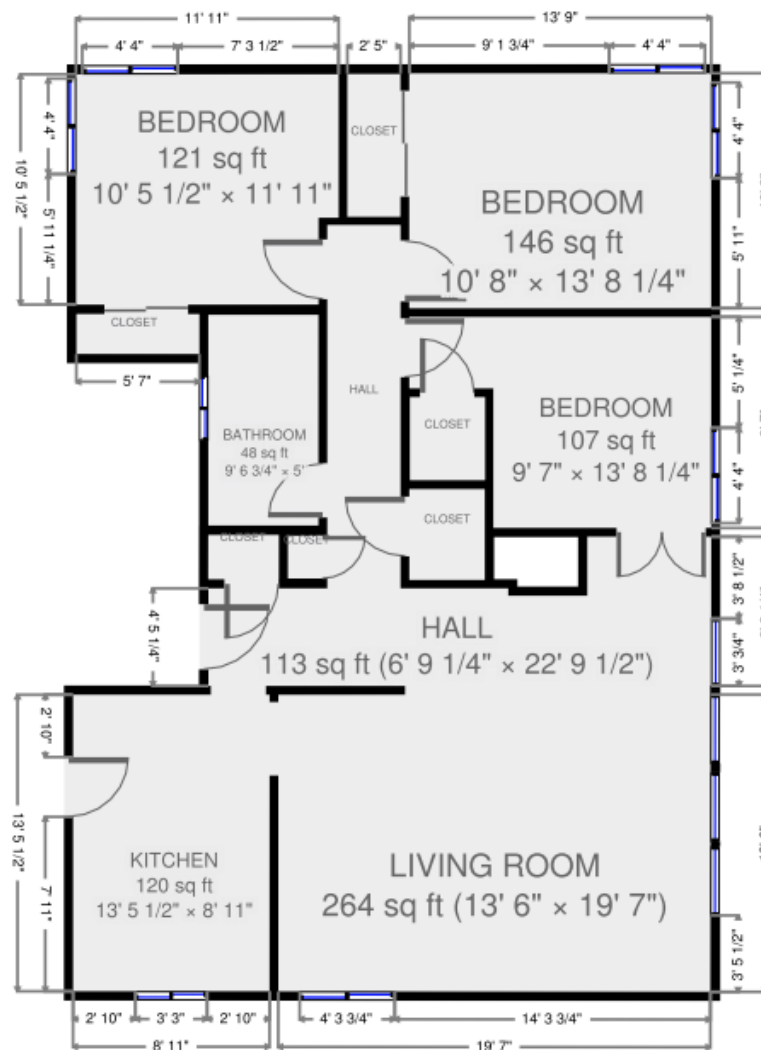


Figure 1: Floor plan

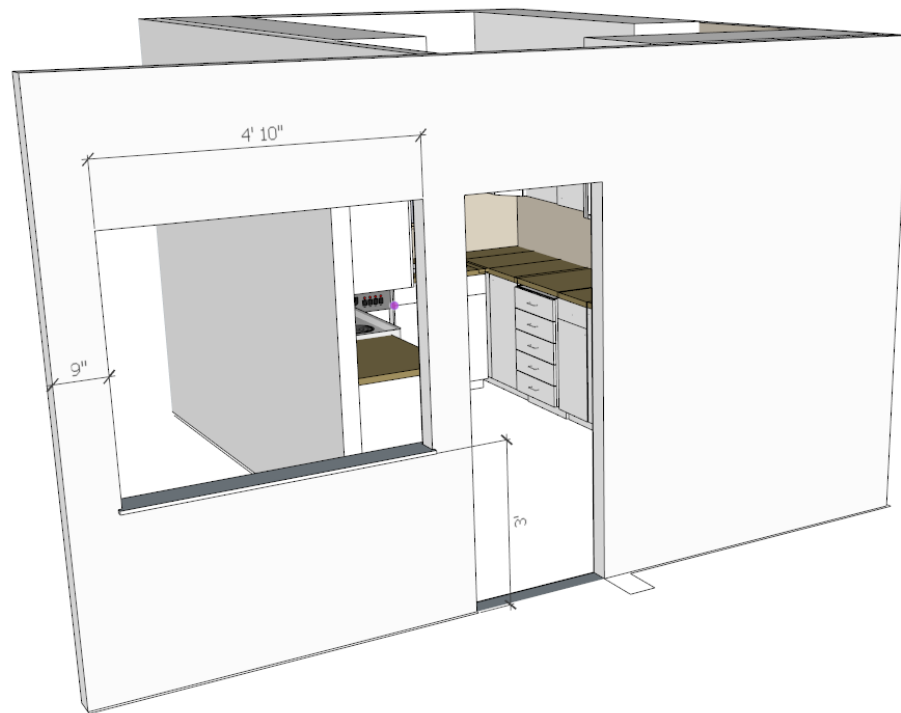


Figure 2: Opening dimensions

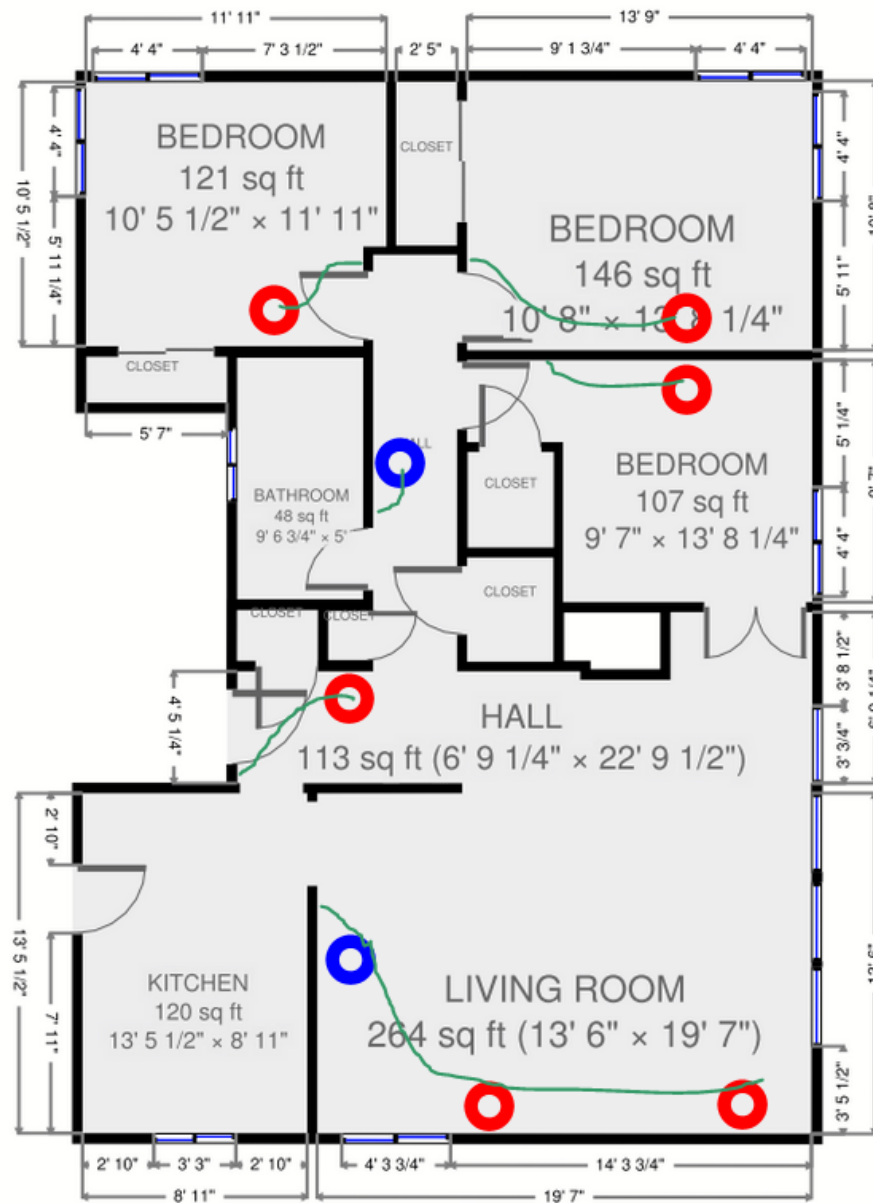


Figure 3: Wall lighting locations (red-new, blue-replace, green-wiring)

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

1. Kitchen**Materials:**

- flooring installation materials other than vinyl flooring

Labor:

- install new flooring
- install kitchen cabinets
- install white tile backsplash with quarter-round edging
- fabricate and install granite counters from two 8' and one 9' lengths including: cut to length, sink cutout, cut to size and add new edge at refrigerator counter
- new shelf over refrigerator
- install new sink and disposal
- install new dishwasher
- install new vented range hood
- reinstall gas 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 at kitchen with reversed inward swing
- remove and repair dryer outlet penetration

Cost: \$ _____ Expected completion date _____

2. Bathroom**Materials:**

- flooring materials other than vinyl flooring

Labor:

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

Cost: \$ _____ Expected completion date _____

4. Drywall and Bedrooms

Materials:

- drywall materials
- two hollow core doors and brass hardware
- narrow hardwood shelf at see-through opening
- skylight

Labor:

- cut opening in hall partition and finish edges, install narrow shelf (Figure 2)
- repair sheetrock damage in hall
- widen passage between kitchen and living room
- replace french doors with hollow core doors using flush mounted hardware on bedroom side
- replace bedroom skylight
- kitchen drywall repairs
- drywall soffit enclosure over sink for can lights

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 and Appliance Enclosure - Drawings in progress

[2] JAM sub - Electrical**[0001]**

Materials:

- switches, outlets and wires

Labor:

- install wall mounted lights, run wiring in walls (Figure 3)
- replace hanging lights in kitchen with flush mount fixtures
- replace flourescent sink light with 3 surface mount led
- replace dimmer switches with on/off switches
- install electical for new gas fireplace
- install light and switch in under-house storage
- install outside light on motion detector at soffit over storage door

Cost: \$ _____ Expected completion date _____

[3] JAM sub - Plumbing and Piping

[0001]

Materials:

- plumbing piping
- gas piping

Labor:

- replace plumbing where needed to restore good water pressure to kitchen and bathroom
- do not replace plumbing to hose bibs
- add new hose bib at bottom of exterior steps
- 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; completed
- kitchen layout and widened passage; completed
- lighting locations: completed
- self supporting exterior appliance screen; completed next week
- permit drawings: carport repairs and seismic improvements; completed end of December

2. Demo**Kitchen:**

- kitchen and bathroom cabinets; completed
- refrigerator and dishwasher; completed
- fireplace; completed
- washer, dryer and stove; completed, stored under house

Other:

- blinds; completed
- misc fixtures and lights; completed
- bathroom cabinet and mirror; completed

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

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

Painting:

- interior; completed
- kitchen, bath, fireplace and picture window; completed after construction
- exterior and laundry screen; completed after kitchen door and windows

Blinds:

- install blinds; to be completed after painting is complete

4. Materials**Kitchen:**

- new cabinets; at house
- new tile backsplash and grout; at house

- new granite counters; at house
- new microwave; in shipment
- new range hood; in shipment
- new dishwasher; to be purchased next week
- new refrigerator 21 cubic feet; to be purchased next week

Lighting:

- new wall mounted fixtures (8); some at house, some in shipment
- new ceiling mounted fixtures in kitchen (2); in shipment
- new lighting over bathroom vanity; in shipment
- 3 new led surface ights over sink in kitchen; in shipment

Bathroom:

- new vanity and mirror; in shipment
- new toilet tank lid; to be purchased next week

All rooms:

- new louver blinds; to be purchased next week

5. Construction

- 12' x 16' under-house storage platform
- level front entrance sidewalk

6. Cleaning

Windows:

- windows and frames; completed near end of project

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