JJB HOME IMPROVEMENTS, LLC

Basement Renovation:

1. Construction Documents Package – (1) Electrical Layout, (2) Interior Elevations, (3-5) 3D Color Visuals (several views), (1) Custom Lookbook of designer selections for all materials.
2. Permit — Invoiced Independently. All inspection records (inspector, date of inspections, and status) maintained by municipality.
3. Administrative — Dedicated on site and behind the scenes total team project management.
4. Look Book — Drywall texture, windows, recessed lights, wall sconce, sink, faucet, cabinet color, cabinet style, cabinet pulls, outlet and switches, countertop, doors, door hardware, base mold, casing, crown molding, carpet, handrail, handrail brackets, terrazzo floor finish, windows, paint colors.
5. Demo — Cover fireplace to protect. Remove switch and outlet covers, recessed lights, and base mold from finished area of basement. Remove existing electrical boxes and conduit from ceiling. Remove handrail in stairwell, vinyl cove between tread and risers, and nosing's from basement stairs. Cut out corner piece of plaster in stairwell and chip away loose plaster from both stairwell walls. Remove (3) existing basement

windows. Remove plaster from both walls in south hallway of basement. Plaster on all other basement and stairwell walls to be remain. Remove (2) doors to storage rooms and their casing. Scrape and clean radiator.

6. Framing/Blocking — Provide and install 2x4 wall framing around exterior walls in finished part of basement (approx. 37 linft). Frame (1) access panel for plumbing stack. Fireplace wall to be furred out with enough room for gas line. Provide and install 2x10 wall framing around radiator (approx. 14 linft). Provide and install 2x4 wall framing to create (1) partition wall between the cabinetry and future storage room (approx. 6 linft) and (1) 2x4 partition wall with hidden door on front of storage room. Soffit around mechanicals and beam on the right side of stairwell. Furr out existing column to be flush with soffit edge, and frame (1) matching column by fireplace. Drywall blocking on walls and ceiling.

7. Terrazzo Floor Polishing — Repolish terrazzo flooring with wet grinding method.

8. Doors — Shim door framing/ceiling joists to square door frames of mechanical room doors. Provide and install (2) doors trimmed to fit adjusted openings. Provide and install (1) access panel to plumbing stack. Provide and install (1) door slab as hidden access to storage room.

9. Windows — Provide and install (3) approx. 34"x14" sliding windows. Interior and exterior to be Fibrex composite painted on site.

10. Plumbing — Replace existing stack and clean out. Provide and install the water supply and drain connection for (1) bar sink. Plumbing will remain above floor and as close to the back wall as possible. Provide and install (1) 17” undermount bar sink and (1) homeowner provided bar faucet.

11. Electrical — Provide and install new electrical plan including (6) wall washer recessed lights, (6) 4” recessed lights, GFCI’s and outlets to code, (4) dimmer switches, and (1) standard switch to control bottom outlets. Provide and install (1) dual gang outlet on wall where TV will be placed, (1) additional outlet for beverage fridge, and (3) countertop height outlets. Run conduit for cable onto TV wall. Provide and install (1) wall sconce in stairwell and mount remote by top light switch. Outlet and switches to be decora style with hidden screws.

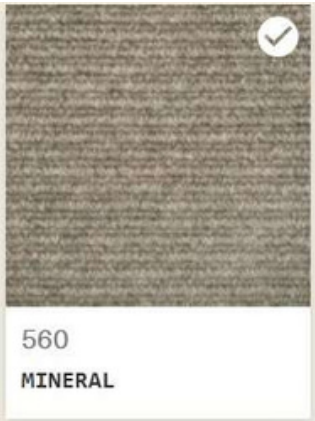
12. Insulation — Provide and install rigid foam board insulation behind exterior wall framing (approx. 345 sqft).

13. Drywall — Provide and install drywall on wall and ceiling framing in finished part of basement (approx. 1600 sqft). Provide and install (1) piece of drywall on stairwell where plaster is removed and apply plaster bond and skim coat on stairwell walls tp blend. Stairwell ceiling not included. Tape, mud and sand new drywall. Apply orange peel drywall texture and primer to walls. Windows will be drywall returned.

14. Paneling — Provide and install decorative wood wall paneling on (2) partition walls of storage room. Cut paneling to create “flat” surface where paneling meets cabinets and countertop.

15. Cabinetry — Provide and install (5) base cabinets to create wet bar. Provide and install matching filler strips and end panels.
16. Countertop — Provide and install Cambria Montaaj quartz countertop over wet bar base cabinets and a 4" splash (approx. 32 sqft).
17. Hardware — Provide and install (12) cabinet pulls on new cabinetry. Provide and install (1) Emtek Passage Entry knobs with backplate, (1) hidden push release, and (1) dummy with catch handle. Provide and install specialty hardware for hidden door hinges and dummy handle.
18. Carpet — Provide and install wood patching to cracked stair treads to create level surface. Provide and install Tiburon II 0560 Mineral Godfrey Hirst carpet on basement stairs (approx. 59 sqft).
19. Trim & Molding — Provide and install 3-piece primed wood base mold (stock, cap and shoe) around perimeter walls (approx. 86 linft). Install (1) homeowner provided cap on right side wall basement stair trim. Provide and install casing around (2) new mechanical room doors. Provide and install crown molding around living room walls only (approx. 65 linft).
20. Paint — Paint all new base, shoe, crown and casing (Shitake SemiGloss). Paint (3) interior window frames (Shitake SemiGloss) and (3) exterior window frames (homeowner provide exterior paint to match). Paint (2) new doors (Shitake SemiGloss). Paint basement and stairwell walls (Shitake Satin) and ceiling (Extra White Flat) in finished part of basement and basement stairwell. Paint radiator (Shitake SemiGloss).
21. Handrail — Provide and install (1) oak handrail and brackets in basement stairwell. Handrail to be stained to match closely with cabinet color.
22. Appliances — Appliances and their installations are not included.
23. Porta Jon — Porta-Jon 1 month.
24. Waste — Remove and dispose of construction debris.

Flooring



Godfrey Hirst Tiburn II
***for Carpet on Stairs**
Color: Mineral 0560

***Existing Terrazzo Flooring to be refinished**
In the "better" level

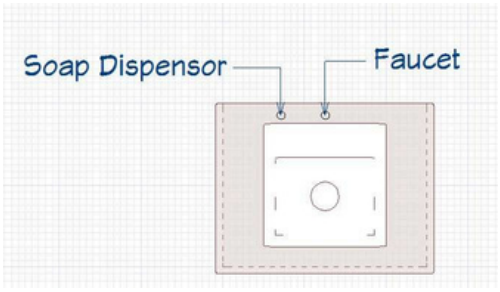
Cabinetry

RJ Henry Cabinetry
Door Style: Shaker door, slab drawer
Color: Fawn on Quarter Sawn Oak

Top Knobs Ascendra Pull 5” Center
Finish: Brushed Nickel
*Installed on Drawers and Waste Pull Out Door

Top Knobs Channing Sq Knob
Finish: Brushed Nickel
*Installed on Doors

Cambria MonTaaj Quartz Countertop
***4” backsplash**



Kitchenette Sink & Faucet

Delta Bar Sink 17”

Finish: Stainless Steel

SKU:

Moen Sombra

Finish: Stainless

*Supplied by Homeowner

Install soap dispenser on Left

Light Switches

Leviton Decora Light Switch
w/Snap On Cover
Most w/Dimmer - see plan
Color: White
SKU: R02-ESL01-1LW (Dimmer)
R72-05601-2WS (Standard)

Leviton Decora Outlets & Covers
Color/Finish: White
*GFCI installed per code

Lighting

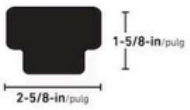
Stair Sconce
Installed Horizontal at
bottom of stair on header

Wall Wash Trim **Standard Trim**

4” Recessed Light
As Noted RW4 on Plan that gets Wall Washer Trim
***Use an R20 Bulb warm light**

Handrail

Solid Oak Handrail
Finish: TBD



Steel Handrail Brackets
SKU:

Base Molding

***3-piece Base Molding**

Base Shoe

Base Molding

Base Cap

Crown

2 3/4" Crown
Primed Finger Jointed Pine
SKU: 10001763

Casing

Flat Stock Casing

Back Band

Door & Door Handle

1-panel Interior Door
Size:
Finish: TBD
***Doors will need to be trimmed on site - REVEAL may not be equal size Top and Sides**

Emtek Passage Door Knob
Finish: Matte Black
Model: #8 Sidcplacc w/ Norwich Knob

Emtek Single Dummy Door Knob
Finish: Matte Black
Model: #8 Sidcplacc w/ Norwich Knob
*With Ball Catch

New Slider Windows
***Homeowner will supply Exterior paint**