

Single Family, West Haven, CT

Virtual Tour!! - <http://www.realtourvision.com/tour/RE/tour.view.new.php?utl=RE-7498-JMWBXH-01>

Project Introduction and Overview

Description

Single family Conventional style home, 1650 sq/ft, with 3 bedrooms, and 2.5 bathrooms. The house was built in 1938. Was subject to major fire damaged and was vacant for 2 years. In a nice, quiet, single family, residential, neighborhood plotted on a large lot of land. It was one of the first homes built in the area and still stands as the marquee property for its neighborhood.

Rehab Overview

Property in need of major renovations. Extensive exterior work included a new roof, new windows, demolition of garage structure, abatement of an abandoned well, installation of a city water supply, reconstruction of an existing enclosed porch, and the addition of a 15 foot deck. Interior work included new floors and sheetrock throughout, new insulation, all new plumbing, hvac, and electrical. The first floor layout was completely remodeled in order to create a more spacious and inviting feel. Brand new kitchen including cabinets, counters, appliances, and tile flooring. Completely renovated bathrooms as well as the addition of a new master bathroom that includes a tiled shower with rain showerhead and body sprays.

Contractor Overview

Multiple contractors were needed to complete this project. A licensed general contractor was hired for the windows, flooring, kitchen, bathroom, painting and all carpentry. A licensed plumber was hired for all new rough plumbing and finishing. A licensed electrician was hired for all the wiring. A licensed HVAC contractor was hired for all the new heating and duct work needs.

ROOF

1. Remove existing roof
2. Replwood the entire house with ½" plywood
3. Install new roof metal on the perimeter of the house, ice/water barrier to be installed on all gutter lines, walls, valleys, and penetrations of the roof. Remaining roof to be covered with 15lb tar paper. Install 30 year GAF shingles with matching ridge cap.

EXTERIOR:

1. Replace exterior doors with new metal pre hung, paint and install kick plate (Lowes item #66868)
2. Install shutters on 2nd floor windows and match to front door (Burgundy)
3. Repair missing and damaged siding (CT Homes has siding that may match)
4. Repair gutters and downspouts
5. Paint front railing - Black
6. Repair concrete on front and rear steps
7. Install deck in back (will discuss at property)
8. Installation of new windows to be done by Rich "The Rehabber"
9. Repair foundation walls below enclosed porch in back and install door
10. Replace Bilco door and paint
11. Paint entire foundation including steps – Cape Cod Grey

Rich "The Rehabber"
rehabrich@comcast.net



INTERIOR

1. Re frame rooms as per new layout, call for inspection
2. Repair framing in back mud room and replace sub floor
3. Insulate all rooms and call for inspection
4. Sheetrock all rooms and prep for paint (**Sheetrock will be provided**)
5. Paint all rooms with house color scheme
 - Paint scheme: Navajo eggshell walls, white trim, white ceilings, white closets, white doors
 - Purchase all paint from Pratt & Lambert

Color	Name	Product Code
Navajo Eggshell	Gold Eggshell Navajo Wall	Z8291
Ceiling White	Gold Flat Super 1-Coat White	Z8100
Trim White	Gold Semi-Gloss Super 1-Coat White	Z8300

6. Re Frame 3 windows and install (2 in kitchen and 1 in laundry room)
7. Install new baseboard trim were needed
8. Repair sub floor were needed
9. Install new 6 panel doors with new brushed nickel hardware
10. Repair hardwood in living room, repair hardwood in dinning room from stain and refinish
11. Hardwood in hallway on 2nd floor
12. Clean out all remaining construction debris and fire damage debris



KITCHEN: (Layouts attached to this document)

1. Re frame as per layout
2. Install all rough plumbing (plumber)
3. Repair sub floor were needed
4. Tile floor (18x18, Salmon Roman Stone, Lowes item #235903)
5. Install new appliances (refrigerator, stove, microwave – CT Homes will select)
6. Install dishwasher (Fisher&Paykel DishDrawer) (plumber)
7. Install kitchen sink (Artisan-A3220-D9/7) with faucet (Danze-D456513SS), garbage disposal
8. Install Electric Range (Lowes item #225489)
9. Install overhead microwave (Lowes item #263008)
10. Install refrigerator (Lowes item #59764)
11. Supply water line to refrigerator (plumber)
12. Install 2 windows and adjust framing
13. Viking Kitchen Cabinets, LLC will install cabinets (Merillat Classic Cabinetry) and countertops (DuPont certified "Tan Brown" granite with ogee edge)
 - Door Style – LaBelle Maple with Artisan Bronze Finish
 - Hardware – Venetian Bronze Cup Pull on drawers and Venetian Bronze Round Knob
14. Install puck style under cabinet lighting (electrician)
15. Install 3 pendant lights over the kitchen island (electrician, Lowes item #142360)
16. Install recessed lighting for kitchen ceiling (electrician)
17. Tile Backsplash (12x12 sheet, Mixed Glazed Porcelain Mosaic, Lowes item #239475)
18. Replace back door and new hardware

Viking Kitchen Cabinets, LLC
www.vikingkitchens.com
 888-867-0655



BATHROOM:

Half Bathroom

1. Tile Floor (12x12, Salmon Roman Stone, Lowes item #235895)
2. Paint room
3. Frame all spaces including laundry room
4. Install window
5. Install washer and dryer hookup (we will discuss location) (plumber)
6. Install all rough plumbing (plumber)
7. Install toilet – elongated bowl (plumber)
8. Install sink base with faucet (plumber)
9. Install vanity lighting (electrician, brushed nickel)

Full Bathroom in Hallway

1. Close window in bathroom
2. Repair all framing
3. Install all rough plumbing (plumber)
4. Install toilet – elongated bowl (plumber)
5. Install sink base with faucet (plumber)
6. Install shower/tub combo (plumber)
7. Tile surround for tub – white tile (standard 4" white glaze) with accent strip (4x4, Gold Angora)
8. Install new shower door provided by The Shower Door Store

Basco 4400-4500 Infinity sliding enclosure
¼" Clear glass
Brushed Nickel
AquaGlide glass coating
Std. Towel Bars
58 ¼" w X 63" h

The Shower Door Store
www.theshowerdoorstore.com

9. Tile floor 12" beige
10. Paint room
11. Install vanity lighting (electrician, brushed nickel)



Master Bathroom

1. Tile floor (12x12, Standard Beige) and paint room
2. Install all rough plumbing (plumber)
3. Plumbing for stand up shower (plumber)
4. Install/adjust all framing
5. Install body sprays and set shower pan (plumber)
6. Finish shower pan with mud and tile surround (12x12, Chairo Tumbled Marble Sheet, Lowes item #96470) with Accent tile (4x4, Gold Agora, Lowes item #23625)
7. Install new shower door provided by The Shower Door Store

Basco 1413-1713 Infinity Door with
Inline Panel
¼" Clear Glass
Chrome
AquaGlide glass coating
C-pull / towel bar combo
52" w X 76" h

The Shower Door Store
www.theshowerdoorstore.com

- 8. Install Resin Corner Shelf (Lowes item #69951)
- 9. Install Resin Soap Dish (Lowes item #68692)
- 10. Install toilet – elongated bowl (plumber)
- 11. Install sink base with faucet (plumber)
- 12. Install vanity lighting (electrician, brushed nickel)



BEDROOMS:

1. Insulate all exterior walls, sheetrock and paint
2. Re arrange framing as per layouts
3. Install doors and trim

**BASEMENT:**

1. Install oil fire direct vent furnace (HVAC)
2. Install AC condenser and coil (HVAC)
3. Clean and paint walls and floor
4. Paint with waterproofing paint

ELECTRICIAN

1. New 200 AMP electric service
2. Rewire entire house to current building code
3. Hard wire smoke and CO2 detectors to designated areas of the house
4. Install new overhead lighting in every room
5. New switches and plugs in every room
6. Hard wire Phone and Cable to each room designated by owner
7. Light fixtures throughout the house including exterior lighting
8. Install puck style under cabinet lighting
9. Recessed kitchen lighting
10. Install Hi Voltage HVAC Connections
11. Wire Kitchen, living, and dining room for Surround Sound

PLUMBING

12. Install all rough plumbing
 - a. 1 kitchen
 - b. 2.5 bathroom
13. Install new oil tank in basement (price this item separate)
14. Install one 50 gal electric hot water heater
15. Install washing machine hook up in laundry room (we will discuss location)
16. Install body sprays in master bathroom shower and set shower pan
 - a. Master bathroom will be located above front entrance
17. Complete all finish plumbing
 - a. 3 toilets – elongated bowls
 - b. 3 bathroom sink bases w/ faucet

- c. 1 stand up shower in master bathroom
 - d. 1 shower/tub combo in hallway bathroom
 - e. 1 kitchen sink with garbage disposal
18. Install dishwasher (we will provide)
 19. Supply water line to refrigerator

HVAC

1. Install oil fired direct vent furnace
2. Install AC condenser and coil
3. Install all necessary trunk work for first floor
4. Install all necessary supplies with registers for each room on 1st floor
5. Install trunk through second floor to attic as per layout
6. Install all necessary supplies with registers for each room on 2nd floor
7. Install returns as necessary for entire system
8. Two zone heat/cooling with separate thermostat (1st and 2nd floors)
9. Electrician will supply low voltage and you will make final connections
10. Furnish CT Homes LLC with heat loss calculation sheet
11. Pull permit for job and supply copy to CT Homes LLC
12. Coordinate with West Haven city inspectors for rough and final inspections

COMPLETION OF FINAL PUNCH LIST**COST BREAKDOWN****Carpenter - \$52,000.00**

- All framing – material and labor
- Sheetrock, Insulation and Interior Painting
- Window Replacement
- Kitchen Remodel – including cabinets, countertop, appliances
- All Flooring – hardwood, carpet and ceramic tile
- All finish work – coordinate all inspections

Electrical - \$8,000.00

- New 200amp service
- All new rough wiring, including smoke and CO2 detectors to code
- All fixtures – coordinate all inspections

Plumber - \$9,000.00

- All rough plumbing, fixtures and finish work
- Coordinate all inspections

HVAC - \$8,500.00

- New forced warm air heat with AC
- Coordinate all inspection

Roof - \$10,500.00**Garage Demo - \$5,000.00****Well Abatement - \$750.00****MISC - \$4,450.00****Permits - \$1800.00****= TOTAL - \$100,000.00**