

## Single Family, East Haven, CT

### Project Introduction and Overview

#### **Description**

Single family ranch style home, 1100 sq/ft with 3 bedrooms and 1 bath. House built in 1958 on .28 ac in a nice single family neighborhood.

#### **Rehab Overview**

Property in need of major renovations. All new double hung vinyl replacement windows and exterior paint. Extensive landscaping and new driveway. All new bathroom with new tub, sink, toilet and custom tile work. All new kitchen with new cabinets, appliances and custom tile.

#### **Contractor Overview**

Multiple contractors were needed to complete this project. A licensed general contractor was hired for the windows, flooring, kitchen, bathroom and painting. A licensed electrician was hired to complete electrical scope of work. A separate contractor was hired to complete the new driveway including doubling the parking space and a landscaper was hired for all the exterior landscaping work.

#### **EXTERIOR:**

1. Power wash and paint vinyl siding on sides and rear of house (see attached color scheme)
2. Paint front door to match new shutter color (navy blue as per house color scheme)
3. Paint entire foundation (Cape Cod Grey)
4. Replace all windows except basement window in front (new vinyl double hung)
5. Replace front of fence on left side of house (vinyl solid white)
6. Repair side of fence between yards and paint white
7. Repair wood around front steps, replace brick paneling and paint
8. Install new full glass storm door and exterior lighting
9. Install new house number and new doorbell



**GARAGE/BASEMENT**

1. Paint garage door (white) and install new automatic opener
2. Check for any damaged wood on garage door and replace
3. Replace broken glass on garage door
4. Clean out interior basement
5. Paint with waterproofing paint, walls white and floor grey

**LANDSCAPING:**

1. Trim all bushes along street
2. Install new sod in front yard
3. Put flowers on left side of entrance to house and in center of yard
4. Plant new flowers and mulch (see attached landscaping diagram)
5. Replace existing driveway (expand parking and repave)



**INTERIOR:**

1. Paint all rooms including bathroom and kitchen
2. Replace all door hardware with new brushed nickel
  - Paint scheme see below: All rooms except bathroom and kitchen
    - Purchase all paint from Pratt & Lambert

<b>Color</b>	<b>Name</b>	<b>Product Code</b>
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

3. Paint bathroom and kitchen Haze Green – color code 18-30
4. Sand and refinish all hardwood floors



**KITCHEN**

1. New flooring (floating floor with quick and easy install – ceramic tile look)
  - a. **Edge Flooring – color Peppered Moss ([www.EdgeFlooring.com](http://www.EdgeFlooring.com))**
2. Prep and paint entire kitchen (Haze Green – color code 18-30)
3. Install new cabinets (white finish)
4. Install new countertop (6" tile – kitchen color combo #5)
5. Install new sink 8" depth and single handle faucet with sprayer
6. Install new appliances, (stove, refrigerator, dishwasher and above stove microwave – Color white see attached item numbers)
7. New light fixtures (brushed nickel finish with frosted glass – 2 bulb)
8. Install CGFI outlets by sink as per code



**BATHROOM 1<sup>ST</sup> FLOOR**

1. Repair sub floor and install new floating floor (**Edge Flooring – Pepper Moss – [www.EdgeFlooring.com](http://www.EdgeFlooring.com)**)
2. Install new wainscoting on walls
3. Paint doors white and replace hardware
4. Paint walls (Haze Green – color code 18-30)
5. Install new tub with 4" white tile surround, brick pattern. Accent strip ¾ way up wall)

6. Change sink base, sink top and faucet ( **Lowe's item #61656**)
7. Replace toilet
8. Install new medicine cabinet (**Lowe's Item #61684**)
9. Replace lighting (brushed nickel finish)
10. Install new exhaust fan



**BEDROOMS**

1. Prep and paint per house color scheme – see above
2. Paint doors white and replace hardware (brushed nickel finish)
3. Install box for overhead lights with switch in all rooms
4. Install new lighting (brushed nickel finish – 2 bulb)
5. Sand and refinish hardwood floors

**ELECTRICAL**

1. Install new 100 amp circuit panel – replace existing Push-O-Matic
2. Replace all plugs and switches (GFCI were needed in kitchen and bath)
3. Replace all lighting (dome with brushed nickel finish and frosted glass – 2 bulbs)
4. Install new exhaust fan in bathroom
5. Install under cabinet lighting in kitchen

**Cost Breakdown**

**Carpenter - \$22,000.00**

- Painting
- Windows
- Kitchen Remodel
- Bathroom Remodel
- Flooring
- All finish work

**Electrician - \$1,500.00**

**Driveway - \$1,900.00**

**MISC and Permits - \$850.00**

**= TOTAL - \$26,250.00**