

Single Family, New Haven, CT

Project Introduction and Overview

Description

Single family Old Style home, 1525 sq/ft with 5 bedrooms and 1bath. House built in 1900 on .10 ac lot in a nice, quite working class neighborhood near Yale University and downtown.

Rehab Overview

Property in need of extensive interior and exterior renovations. A new roof with skylights and new gutters along with new exterior paint and landscaping needed to be installed. The rear deck needed extensive repairs as well as the front steps. The kitchen was completely renovated with new cabinets, countertops, custom tile and appliances. The bathroom was completely redesigned with a Whirlpool tub, custom tile and fixtures. A new forced warm air furnace was installed as well as a new hot water heater.

Contractor Overview

Multiple contractors were needed to complete this project. A licensed general contractor was hired for the flooring, kitchen, bathroom, painting and all carpentry. A licensed plumber was hired for all new plumbing and hot water heater. A licensed electrician was hired for all electrical upgrades. A licensed roofing contractor was hired for the new roof.

EXTERIOR:

GENERAL

1. Replace all exterior doors (prep and paint front door accent color)
2. Install brass kick plate, new hardware and house numbers to match
3. Repair glass storm door
4. Replace front porch light – Lowes item #156440
5. Install new doorbell – front and back doors
6. Replace all wood windows. Order from East Shore Glass
7. Paint entire foundation and steps (same as house color)
8. Repair any wood damaged on front porch and paint
9. Repair all wood damage on existing rear porch and paint to match house
10. Repair all damaged clapboard exterior and paint (All exterior paint from **Benjamin Moore**)
 - a. **Body of house – Wedgewood Gray HC-146**
 - b. **Trim – White 01**
 - c. **Accents- Van Deusen Blue HC-156**
11. Install new gutters around perimeter of roof

ROOF

1. Rip existing roof material
2. Re-plywood entire house (1/2 inch, 4ply plywood)
3. Install (2) skylights in middle room (will discuss location at property)
 - a. **Insula-Dome, Sunrise Select Vented, model #SVS2138CT – 21"x38"**
4. Install new roof metal on perimeter of house, ice/water barrier on all gutter line, walls, valleys and penetrations of roof
5. Install new 15lb tar paper
6. Install 30 year architectural style shingles with ridge vent (black)



LANDSCAPING

1. Remove all trash and debris from entire property
2. Remove chain link and install new white picket fence in front, no gate
3. Trim existing bushes in front, plant annuals and add wood chips
4. Cut down all weeds and grass in back yard, trim trees (will discuss at property)
5. Install new 6' fence along back of property

INTERIOR

DEMO

1. Remove all loose trash and debris from all floors
2. Remove portion of wall between kitchen and living room (see diagrams)
3. Remove portion of wall between entry and living room (see diagrams)
4. Remove portion of wall in stair well (see diagrams)
5. Remove all kitchen cabinets, appliances and flooring





GENERAL

1. Remove layers of wallpaper, patch and prep for paint
 2. Sheetrock all walls were needed
 3. Paint all rooms as per color scheme below
- Paint scheme: Navajo eggshell walls, semi-gloss white trim & doors, flat white ceilings, white closets
- Purchase all interior paint from **Pratt & Lambert**

Color	Name	Color Code	Product Code
Navajo Eggshell	Gold Pro Hide Eggshell Base 1-Walls	33-32	Z8291
Ceiling White	Gold Flat Super One Coat White		Z8100
Trim White	Gold Semi-Gloss Super 1-Coat White		Z8300
Haze Green	Gold Pro Hide Eggshell Base 1	18-30	Z8291

4. Reuse all doors and existing antique hardware
5. Add railing with spindles on stairs to 2nd floor where wall was removed
6. Install new carpet in all rooms except kitchen, bathroom, living and dining
7. Repair and replace sub-floor were needed
8. Install overhead lights in all rooms were needed

KITCHEN

1. Gut entire kitchen and adjust layout as per diagram
2. Paint as per house color scheme (**Walls will be Haze Green – see color chart**)
3. Install new **maple cabinets** as per kitchen layout
 - a. **18"x30" upper cabinet – Lowes item #161140 - \$112.00**
 - b. **12"x30" upper cabinet – Lowes item #155104 - \$94.40**
 - c. **30"x12" upper cabinet – Lowes item #280285 - \$98.33**
 - d. **15"x 30" upper cabinet – Lowes item # 155361 - \$105.22**
 - e. **30" sink base cabinet – Lowes item #280058- \$151.44**
 - f. **15" base cabinet – Lowes item #155361 - \$105.22**

4. Cut window in half, over sink, to allow new layout and patch exterior and paint
5. Install new appliances (stainless steel appearance)
 - a. Frigidaire – refrigerator – Lowes item #293510 - \$538.00
 - b. Frigidaire – gas range – Lowes item #273662 - \$538.00
 - c. Frigidaire – dishwasher – Lowes item #226379 - \$298.00
 - d. Frigidaire – microwave – Lowes item #180278 - \$248.00
6. Install new counter top with 8" deep sink with single handle faucet and sprayer
 - a. 10' counter top – Lowes item #202016 - \$100.00
 - b. 6' counter top – Lowes item #201986 - \$60.00
 - c. Miter bolt kit – Lowes item #095077 - \$5.46
 - d. End cap Kit – Lowes item #065433 - \$10.88
 - e. SS Sink 8" deep – Lowes item #007575 - \$96.37
7. Tile floor with brick pattern layout (Daltile – Salerno #SL83 – Marrone Chiaro 12"x12")
8. Tile countertop backsplash (Daltile – Salerno #SL83 – Marrone Chiaro 2"x2")



BATHROOM ADDITION – 1st FLOOR

1. Demo existing pantry space off kitchen for new half bathroom
2. Install rough plumbing for washing machine, toilet and sink as per attached layout
3. Paint as per house color scheme (**Walls will be Haze Green, see color chart**)
4. Tile floor with brick pattern (**Daltile – Salerno #SL83 – Marrone Chiaro 12"x12"**)
5. Install new window, make sure it is frosted glass
6. Install plug and vent for dryer
7. Install new sink base with faucet, medicine cabinet, toilet and towel bars
 - 1 **Sink base and vanity top combo 30" – Lowes item #147558 - \$194.94**
 - 2 **25" medicine cabinet – Lowes item #155760 - \$88.00**
 - 3 **Sutter towel ring – Lowes item #034144 - \$9.81**
 - 4 **Sutter 18" towel bar – Lowes item #037107 - \$14.73**
 - 5 **Sutter toilet paper holder – Lowes item #041680 - \$12.76**
 - 6 **Crane toilet to go- Lowes item #000746 - \$69.00**
8. Repair existing door



BATHROOM- 2nd FLOOR

1. Demo existing bathroom and portion of bedroom closet (as per layout)
2. Paint as per house color scheme (**Walls will be Haze Green, see color chart**)
3. Relocate tub surround (as per layout), install new
 - a. **Sterling Ensemble – Whirlpool – Lowes item #286050 - \$499.00**
4. Relocate sink location (as per layout)
5. Tile tub surround with mosaic picture window
 - a. **Field tile (Daltile – Salerno #SL82 – Cremona Caffè 6"x6")**
6. Mosaic picture window - (**Daltile – Salerno #SL83 – Marrone Chiaro 2"x2"**)
7. Tile floor (**Daltile – Salerno #SL83 – Marrone Chiaro 2"x2"**)
8. Remove window, patch exterior and paint
9. Install new sink bas with faucet, medicine cabinet, toilet and towel bars
 - a. **Sink base and vanity top combo 30" – Lowes item #147558 - \$194.94**
 - b. **25" medicine cabinet – Lowes item #155760 - \$88.00**

- c. Sutter towel ring – Lowes item #034144 - \$9.81
- d. Sutter 18" towel bar – Lowes item #037107 - \$14.73
- e. Sutter toilet paper holder – Lowes item #041680 - \$12.76
- f. Crane toilet to go- Lowes item #000746 - \$69.00



BEDROOMS

- 1. Paint all rooms as per house color scheme above
- 2. New carpet in all room, including 3rd floor (**color - Marble Teal**)
- 3. Remove walls on 3rd floor room (see layout)
- 4. Frame in closet in front bedroom on 3rd floor
- 5. Install overhead light fixtures in all rooms



THIRD FLOOR

1. Remove portion of wall in unfinished room (see layout)
2. Insulate and sheetrock unfinished room and prep for paint
3. Prep remaining 2 rooms for paint
4. Paint all rooms as per house color scheme and install new carpet (**color – Marble Teal**)

**PLUMBING**

1. Re-plumb entire house and tie into existing main drain
2. Check existing drain in basement, repair as needed
3. Relocate kitchen sink and stove as per attached layout
4. Install new kitchen sink w/ single handle faucet and sprayer
5. Install rough plumbing for new bathroom off kitchen (see layout)
6. Install new direct vent hot water heater – 50gallon
7. Relocate rough plumbing for bathroom fixtures 2nd floor (see layout)
8. Repair main plumbing stack in basement
9. Install new washing machine hook ups in 1st floor bathroom
10. Install new toilets, tubs, and sinks and make all finish connections
11. Coordinate all inspections

ELECTRICAL

1. Make sure all rooms have overhead light with switches
2. Replace all plugs and switches – install GFCI were needed
3. Install new light fixtures in all rooms (2 bulb with brush nickel finish from Lowes)
4. Install larger 100amp panel box to accommodate additional circuits
5. Supply electric whip for dishwasher and above stove microwave in kitchen (see layout)
6. Install whip for under cabinet lighting
7. Make sure all exterior lights work and replace w/ new black fixtures
8. Install exhaust fan in bathroom
9. Supply whips for light above medicine cabinets in both bathroom
10. Install dryer outlet in 1st floor bath
11. Repair and Install lights in basement as needed, install switch at top of stairs
12. Coordinate all inspections



HVAC

1. Install new gas fired direct vent furnace
2. Modify existing duct work as needed to install
3. Install/repair existing ductwork as needed
4. Inspect all duct work as well as returns
5. Install new thermostat
6. Give me a quote on installing AC





COMPLETION OF FINAL PUNCH LIST

Cost Breakdown

General Contracting - \$40,000.00

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

Electrical - \$5,500.00

New 100amp panel box
New rough wiring, including smoke and CO2 detectors to code
Add electric baseboard heat on 3rd floor
All fixtures – coordinate all inspections

Plumbing - \$4,500.00

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

HVAC - \$3,500.00

New forced warm air direct vent furnace
Coordinate all inspection

Roof - \$6,000.00

Misc. and Permits - \$1500.00

TOTAL - \$61,000.00

Before and After

1967 Cadillac Sedan DeVille



