

## Single Family, West Haven, CT

### Project Introduction and Overview

#### Description

Single family ranch style home, 1100 sq/ft, with 3 bedrooms, and 1 bathroom. The house was built in 1985. The property sits in a nice, quiet, single family, residential, neighborhood plotted on a large lot of land.

#### Rehab Overview

This property needed new shingles across the roof as well as other minor exterior changes. In the interior of the home, the bathroom and kitchen were completed updated and the basement was finished creating more living space. A fresh coat of paint and new carpeting throughout completed the project.

#### Contractor Overview

A licensed general contractor was hired for the roofing, flooring, kitchen, bathroom, painting and all carpentry.

#### ROOF

1. Install new 30 year comp asphalt architectural shingle.
2. Drip edge aluminum with ice and water shield on perimeter of new roof.

#### EXTERIOR:

1. Inspect gutters and repair if needed
2. Make sure doorbell works properly.
3. Paint exterior door. Ext. grade paint Maroon to match shutters
4. Power wash exterior siding.
5. Inspect Deck foundation and repair if needed
6. Replace damaged wood on deck
7. Wash and stain deck. Color neutral
8. Repair exterior door jambs and paint to all exterior doors using exterior grade trim white paint (Red Seal Satin)



**LANDSCAPING:**

1. Trim all bushes, trees & remove debris from yard & driveway.
2. Cut & remove weeds from sides and back of the house. Cut lawn all around house. Remove Debris.
3. White picket fence installation
4. Repair gate and fence on side of house

**INTERIOR:**

**MAIN FLOOR 3 BEDROOMS**

1. Remove all trash & debris from inside of property
2. Patch all sheetrock where needed.
3. Paint all rooms with below paint scheme.
  - Paint scheme: EXAMPLE: 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

4. Replace damaged and/or non-functioning doors. Add new doors where needed. Paint doors to match.
5. Add new door hardware on all interior doors. (Lowe's Brush Nickel Finish.)
6. Installation of new carpet where specified. (Yellow Cream)

**KITCHEN:**

1. Remove wall paper, prep sheetrock for paint
2. Paint with house color scheme
3. Install new base cabinet.
4. Install new upper and lower wall cabinets with spot lighting under upper cabinets.
5. Remove existing countertop and backsplash and replace with Granite Countertop with backsplash
6. Remove existing linoleum floor and replace with 12 x 12 inch beige tile floor. (Lowe's item # 65338)
7. Remove existing overhead vent.



8. Install new Appliances – Black
  - a. Refrigerator – Lowe's item #130198
  - b. Gas Stove – Lowe's item #258412
  - c. Dishwasher – Lowe's item #258706
  - d. Microwave – Lowe's item #259529

**DINING ROOM:**

1. Paint with house color scheme.
2. Remove existing parquet floor and replace with 12 x 12 inch beige tile floor (Lowe's item #65338)

**LIVING ROOM/ENTRY/ENTRY CLOSET:**

1. Patch sheetrock (if needed) and prep for paint.
2. Paint with house color scheme.
3. Remove existing carpet and replace with new berber carpet. Product name – (Yellow Cream)
4. Remove entry tile and replace with new 12" x 12" beige tile (Lowe's Item # 65338)

**BEDROOMS & HALLWAY:**

1. Patch sheetrock and prep for paint.
2. Paint with house color scheme.
3. Remove existing carpet and replace with new berber carpet. Product color – (Yellow Cream)
4. Clean all baseboard heating
5. Inspect closet doors and replace if needed

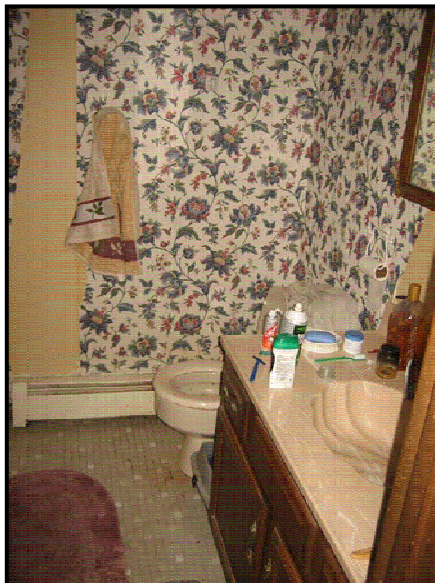
**BATHROOMS****HALLWAY BATHROOM:**

1. Remove existing plumbing fixtures including toilet, tub and shower and sink and sink base.
2. Remove wallpaper and prep sheetrock for paint.
3. Paint with house color scheme.
4. Remove existing tile floor.
5. Install new tile floor 12x12 inch beige tile (Lowe's item# 65338)
6. Install new toilet, tub, shower and tile surround at shower
7. Install sink, sink base, faucet, and medicine cabinet IKEA set Freden (see attached sheet)
  - i. Sink Base (32"w X 21"D) (Item number – 100.639.35)
  - ii. Sink Top (32"w X 21"D) (Item number – 800.744.45)
  - iii. Faucet (Item number – 900.623.95)
  - iv. Medicine Cabinet (Item number – 900.639.36)
8. Install brush metal fixtures (toilet rod and towel rod)
9. Install wainscoting lower half of walls



**MASTER BATHROOM:**

1. Remove existing plumbing fixtures including toilet, sink and sink base.
2. Remove wallpaper, mirror and prep sheetrock for paint.
3. Paint with house color scheme.
4. Remove existing tile floor.
5. Install new tile floor 12x12 inch beige tile (Lowes item# 65338)
6. Install new toilet,
7. sink base, sink and medicine cabinet IKEA set Vattern (see attached set)
  - i. Sink Base (24"w X 16"D) (Item number – 998.288.88)
  - ii. Sink Top (24"W X 16"D) (Item number – 600.744.46)
  - iii. Faucet (Item number – 900.623.95)
  - iv. Sink Base legs (Item number – 200.742.50)
  - v. Medicine cabinet (x 2) (Item number – 598.203.04)
8. Install medicine cabinet
9. Install brush metal fixtures (toilet rod and towel rod)



**BASEMENT:**

1. Frame out utility room.
2. Rough in as needed.
3. Insulate basement where needed.
4. Sheet rock exterior walls.
5. Sheetrock new utility room.
6. Tape and prep for paint
7. Paint using house paint scheme
8. Paint concrete using water sealing paint ie: Drylock or similar
9. Install new berber carpet. Product name – (Yellow Cream)
10. Install new closet (as per attached layout)
11. Install recess lighting

**ELECTRICAL**

1. Replace all outlet covers and switch covers throughout the house.
2. Replace all fixtures with brushed nickel trim. (Lowes 2 light/2 pack/dome light with Brush Nickel Finish)
3. Use existing lighting. (Lowes 2 light/2 pack/dome light with Brush Nickel Finish)
3. Install wiring, fixtures, outlets (including GFI) in utility room as needed.
4. Install wiring and fixtures with brushed nickel trim in bathrooms for vanity lights over sinks
5. Make sure each room has an overhead light working on its own wall switch.
6. Make sure there are GFI outlets in bathrooms and kitchen
7. Any appliance if needed to be installed by electrician.

**HVAC**

1. Service existing furnace in basement

**COMPLETION OF FINAL PUNCH LIST****COST BREAKDOWN****General Contractor - \$19,100.00**

Painting Interior  
Finish Basement  
Kitchen Remodel  
Bathroom Remodel  
Flooring – ceramic tile and carpet  
All finish work  
Coordinate all inspections

**Permits - \$400.00****TOTAL - \$19,500.00**