

## Two Family, New Haven, CT

### Project Introduction and Overview

#### Description

Two family home, 1700 sq/ft, with 4 bedrooms, and 2 bathrooms. The house was built in 1900. The property had been vacant for about 6 months and had been vandalized numerous times. The house is in a working class neighborhood in a strong rental community.

#### Rehab Overview

Property was in need of major renovations. Exterior work included window repair, painting and rebuilding of the existing front porch. Interior work included 2 new kitchens with tile floors and new appliances, 2 new brand bathrooms, all new plumbing and heating systems and electrical updates. New carpet on all floors.

#### 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.

#### ROOF

1. Inspect entire roof and repair as needed

#### EXTERIOR:

1. Prep & paint entire exterior including front and rear decks (3 tone – body, trim and accent, see attached color scheme)
2. Rebuild damaged on front deck, install new railing and spindles
3. Repair all exterior doors were needed, replace all hardware and paint accent color
4. Install new house numbers, mailboxes and doorbells
5. Repair all windows were needed
6. Power wash entire foundation and leave stone color



**LANDSCAPING:**

1. Cut down all weeds – front and back
2. Mulch flower beds
3. Install new white picket fence

**INTERIOR:**

1. Paint scheme: Navajo eggshell walls, semi gloss white trim, flat white ceilings, white closets, white doors
  - a. 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

2. Paint all rooms in house with above color scheme
3. Remove all trash and debris from all floors
4. Repair all interior doors as needed (all doors must open and close properly and lock)
5. Replace all plugs and switches, new light fixtures (brushed nickel trim), were needed

**FIRST (1<sup>st</sup>) FLOOR APARTMENT:**

1. Prep and paint rooms (see color scheme above)
2. Replace switches and outlets as needed, including GFI outlets near kitchen and bathroom sinks
3. Install new carpet in bedrooms and living rooms
4. Repair sheetrock as needed in all rooms

**KITCHEN:**

1. Prep walls and paint
2. Install new Oak cabinets (Lowe's Item #141960) and dark laminate countertop (Lowe's Item #201881) w/ 7" deep sink (Lowe's item # 7575)
3. Install new white appliances (Frig., stove and hood – see attached sheet for item numbers)
4. New flooring (12" beige ceramic tile) (Lowe's Item # 188333)
5. Replace light fixtures (dome with brushed nickel finish) (Lowe's item #63853)



**BATHROOM:**

1. Demo existing bathroom and replace main drain stack
2. Install new GFI outlet were needed
3. Move tub location against back wall (see diagram)
4. Install new 3 piece tub
5. Move toilet location – (see attached diagram)
6. Replace sink base, sink top and faucet (lowes item #103612). Install new medicine cabinet
7. Install new flooring (12" beige ceramic tile – same as kitchen) (Lowes Item # 188333)



**BEDROOMS:**

1. Prep and paint according to color scheme – see above
2. Repair doors as needed
3. Replace all light fixtures as needed(Lowes item #63853)
4. Carpet all floors



### SECOND (2<sup>nd</sup>) FLOOR APARTMENT

1. Same scope of work as first floor

### THIRD (3<sup>rd</sup>) FLOOR:

1. Remove all debris, patch all walls and paint all rooms
2. Replace all lighting as needed (Lowes item #63853)
3. Install new berber carpet
4. Repair doors as needed



### BASEMENT:

1. Remove all trash and debris
2. Repair all doors including Bilco doors
3. Spray entire basement (Kilzs or like product)
4. Repair lighting as needed
5. Repair washer and dryer hook up
6. Service both furnaces
7. Repair stairs as needed and paint

### ELECTRICIAN:

1. Upgrade existing panels as needed to run house
2. Install 3 new services outside (1 for 1<sup>st</sup> floor, 1 for 2<sup>nd</sup> floor and 1 house meter)
3. Add battery powered smoke/co2 detectors for each floor were needed
4. Make sure all rooms have overhead lights with switch (no pull chains)
5. Replace outlets and switches were needed
6. Replace overhead fan/light in 2 bathrooms.
7. Make sure we have GFI in bathroom and kitchen were needed
8. Make sure we have power for hood above stove
9. Make sure exterior lights work properly
10. Make sure we have power to boilers
11. Complete all finish electrical and supply fixtures were needed (brass finish)
12. Replace electric baseboard heat on 3<sup>rd</sup> floor
- 13.



## **Completion of Final Punch List**

### **Cost Breakdown**

Carpenter - \$31,500.00

Painting Interior/Exterior

Rebuild front deck

(2) Kitchens (cabinets, countertops – material and labor)

Flooring – all carpet and ceramic tile

Including all finish work – material and labor

Electrical - \$3,200.00

Install (3) new panel boxes, light fixtures and smoke/CO2 detectors to code – material and labor

Plumbing & Heating- \$6,500.00

Repair all baseboard heat

Install all new rough plumbing and complete all finish work, including fixtures

Install (2) new hot water heaters

Coordinate all inspections, including all material and labor

Permits - \$800.00

TOTAL - \$42,000.00