



Scope of Work – GENERAL CONTRACTOR

02/26/2022

Project is designed under CHAP requirements, application is pending approval.
All necessary building permits to be obtained by the GC and/or its subcontractors.

- HVAC subcontractor (hired by the homeowners): remove some of the existing vertical chases, to reconfigure existing systems, and will install new ducting.
- MASONRY (hired by the homeowners): remove formstone on the front of the house and repoint brick. Mason will repoint brick on the roof chimneys, as needed. Mason will repoint interior brick – fireplaces/chimneys (1st floor all three, 2nd floor primary bedroom). Mason will install new brick on the exterior, where kitchen windows will be replaced.
- HARDWOOD FLOORS (hired by the homeowners): preserve & refinish existing/original flooring in the two front rooms, repair/patch where needed after demolition and construction. New hardwood may be installed in the side entry/kitchen/back rooms, depending on costs. Tile installation to be quoted (see below).

STAGE I:

Demolition

- PROTECTING : existing floors & stairs, where no demolition will be done – any damage caused by the GC will be professionally repaired at GC's expense
- PRESERVE : any of the original flooring from areas where demolition will be performed and store it for later use; all of the original doors and hardware
- 1st floor: remove fireplace mantels and, remove powder room fixtures and flooring, carefully remove flooring in the side entry room (anticipating that the hardwood floors below are in good – usable condition), remove kitchen fixtures and flooring (home owner to sell appliance where possible, donate all else), remove drywall from the kitchen brick chimney, remove closet and flooring in the rear-of-the-house room.
- 1st floor kitchen: kitchen windows will be removed and replaced with smaller units.
- 2nd floor – FRONT BEDROOM SUITE ONLY: remove washer and dryer (donate), remove front-of-the-house bathroom fixtures, demolish closets and walls, remove drywall from the brick chimney in the bedroom only.

Foundation

- Dig and pour new concrete footers in the rear of the house (hallway & kitchen & back room), as needed, sistering them into existing foundation. This is needed to stabilize sinking floors. Engineering report will be required.

Framing

- 1st floor hallway & kitchen & back room: address existing floor joists sinking situation in order to strengthen and level the structures, after the new foundation walls are poured. Engineering report will be required.
- 1st floor: frame out larger door opening between the kitchen and the back room, including header.
- 1st floor kitchen: fill in the excess window rough openings (below the new unit), approximately 8" in height; insulate and drywall on interior; exterior will have brick façade installed by others.



- 2nd floor: frame out walls for primary bathroom and closets, per architectural drawings.
- 1st, 2nd, 3rd floors: frame out interior walls on interior face of the exterior brick walls, front of the house only, for additional insulation to be applied.
- Frame-out bulkheads, as necessary, where new HVAC ducts were installed.

Windows

- Install total of five (6) new (client supplied) windows on the front of the house, per CHAP specification. Four (4) double-hung, all wood (bedrooms); one (1) double hung, all wood with a transom (living room); one (1) basement window.
- Install two (2) new single pre-hung vinyl windows, client-supplied.

Doors – Exterior

- Install one (1) single entry door with transom, wood, per CHAP specifications.

Doors – Interior

- Preserve all house-original (4-panel, wood) doors.
- Re-install one (1) house-original door as main entrance to the primary suite – new frame may be required.
- Install one (1) single pre-hung primed MDF doors, 4-panel to match existing, in primary bedroom suite (closet to bedroom). Client supplied.
- Install one (1) pocket doors primed MDF, 4-panel to match existing, in primary bathroom. Client supplied.
- Install two (2) pre-hung bi-fold closet doors in the primary suite. Client supplied.

Electrical Systems

- Perform electrical demo as necessary.
- Keep all existing switches and outlets and only update as necessary in construction areas and/or per Code.
- Rewire/update connection to HVAC systems, per Code, and per HVAC company specifications – dedicated circuit/high voltage feed to the attic.
- 1st floor middle room: supply and install two (2) baseboard receptacles, one on each side of the chimney, per drawings and Code.
- 1st floor powder room: update/install new bath fan; update/install new vanity light; update electrical as necessary per Code.
- 1st floor kitchen: replace ceiling fan with a ceiling light; keep recessed lights.
- 1st floor kitchen: install two new lights on a switch above windows; install undercabinet lighting on the fridge side of the kitchen, on a switch.
- 1st floor kitchen: supply and install receptacles/dedicated circuits for appliances, per drawings and Code.
- 1st floor kitchen: supply and install backsplash receptacles, per Code.
- 1st floor kitchen: supply and install heated floors, on a programmable thermostat, per Code.
- 1st floor back room: supply and install heated floor, on a programmable thermostat, per Code.
- 2nd floor new closet/laundry room: supply and install three (3) new 6” recessed lights on 3-way dimmer switch, per drawings and Code.
- 2nd floor new closet/laundry room: supply and install receptacles for washer and dryer, per drawing and Code.
- 2nd floor primary bedroom: install four (4) new receptacles on walls/baseboard, to the left and right walls, per Code. TBD – not to disturb existing flooring, not to disturb plaster walls.
- 2nd floor linen closet area: install new rough-in for a ceiling light, on a switch, per drawings and Code.
- 2nd floor primary bathroom: install one (1) new ceiling light fixture on a switch; install one (1) new 4” recessed light over the toilet on a switch, per drawings and Code; install one (1) new 4” recessed light over the shower on a switch, per drawings and Code; install one (1) new bath fan on a timer, per drawings and Code; install three (3) new vanity sconces on a switch, per drawings and Code.
- 2nd floor primary bathroom: install two (2) new GFI receptacles at vanity location, per drawings and Code.
- 2nd floor primary bathroom: supply and install heated floors, on a programmable thermostat, per Code.



- 3rd Floor: Add wall switch to the existing ceiling fan/light, in the front bedroom.
- Install / replace smoke detectors as necessary, per Code.
- Exterior: Supply and install one (1) new receptacle by the front door, per Code.
- Exterior: Install new lights where necessary, TBD.

Plumbing Systems

- Perform plumbing demo as necessary.
- 1st floor powder room: install new fixtures – sink, faucet & toilet.
- 1st floor kitchen: install supply line for new fridge icemaker, per drawings and Code.
- 1st floor kitchen: install kitchen sink plumbing in new location, per drawings and Code. Install new sink, garbage disposer and faucet.
- 1st floor kitchen: relocate existing kitchen sink plumbing as necessary to accommodate new bar sink, per drawings and Code. Install new sink and faucet.
- 1st floor kitchen: inspect existing gas line & connection for gas stove.
- 2nd floor new closet/laundry room: relocate plumbing for washer to new location, per drawings and Code. NOTE: clients are purchasing ventless dryer.
- 2nd floor primary bathroom: install double-sink vanity plumbing, per drawing and Code. Install two sinks and faucets.
- 2nd floor primary bathroom: existing toilet rough-in location to stay in place but the unit will rotate 90 degrees – install new supply line. Install new toilet.
- 2nd floor primary bathroom: install supply lines and drain for new shower location – two shower heads & two control valves, per drawings and Code. Install shower heads and control valves.
- House: Inspect and replace where necessary any shut-off valves where no new fixtures will be installed.
- Supply and install frost free spigots, as necessary.

Drywall & Insulation

- 1st, 2nd and 3rd floor front of the house – insulate newly-constructed walls on the interior face of the exterior brick wall (front of the house only) & install drywall.
- Supply and install insulation and drywall in primary bedroom/closet/bathroom areas.
- Repair any existing drywall affected by the project.
- Additional floor and wall areas may need to be insulated, such as 1st floor kitchen and back room, TBD.

Cabinetry

- Install custom cabinetry per designer's plans and specifications, supplied by clients, including trim and hardware.
- Install primary bathroom vanities, supplied by clients.
- Install primary suite wardrobe cabinetry, supplied by clients.

Tile

- Install tile floor (porcelain) in the side entry & kitchen & back room areas, on a simple pattern, per designer specifications.
- Install backsplash tile (porcelain or ceramic) in the kitchen – countertop to ceiling on window wall and countertop to upper cabinets on the fridge wall, per designer specifications.
- Install floor and wall tile (porcelain) in the primary bathroom, on a simple pattern, per designer specifications.

Interior Trim

- Preserve and reuse, if possible, all trim removed during demolition.
- Do not disturb or remove any of the original trim in areas not affected by construction, per CHAP requirements. Non-conforming trim to be replaced where necessary. Only CHAP approved profiles can be installed in new locations.



- 1st floor front rooms: supply and install new baseboard trim in areas where new drywall was installed (front of the house & next to the chimney).
- 1st floor front rooms: supply and install new window and door trim in front of the house, after insulation and drywall installation.
- 1st floor: supply and install stair railing panel on the first floor, per designer specifications.
- 1st floor: remove chair rail and wall paneling, where applicable.
- 1st floor: supply and install new baseboard trim in the kitchen and back room, as necessary.
- 1st floor: supply and install new door trim around the back entrance. (no window trim)
- 2nd floor: supply and install new baseboard, door and window trim in the new primary suite areas, as necessary.
- 2nd and 3rd floors: supply and install new baseboard and window trim in front of the house, after insulation and drywall installation.
- 3rd floor: supply and install new doorway transition pieces in both bedrooms.

Interior Finishes

- Prime and paint 2 coats on walls, ceilings, and trim, per designer specifications.

Appliances

- Install new washer & dryer units (supplied by client).
- Install new kitchen appliances – gas range, range hood, dishwasher, fridge, beverage fridge, microwave (drawer).

Construction Clean Up

- Protect CHAP specified construction (walls, flooring, trim, brick).
- Protect newly installed construction.
- Provide regular hauling of debris from site, if no dumpster is available.
- Final site breakdown, clean up, and trash hauling.

Supervision

- Dedicated jobsite foreman to oversee daily work as well as subcontractors.
- Coordinate periodic jobsite meetings with designer and homeowners, for updates and Q&A.
- Coordinate meetings between designer and GC's subs (ele, plumbing, drywall, tile installer).
- Receive deliveries for fixtures and materials including but not limited to doors, all building materials, tile, cabinetry, plumbing, electrical fixtures, etc. for safe keeping.
- Keep the jobsite clean and secure at all times.

STAGE II:

- Remove interior wall separating two front room, drywall repairs as needed.
- Install crown molding/wall trim, per designer specifications.
- Paint.

STAGE III:

- 2nd floor – hallway bathroom remodel & re-build closet in the back bedroom.
- Remove and replace all finishes and fixtures in the hallway bathroom.
- Frame out new corner wall in the existing bathroom (per drawings).
- Frame out new closet, install new doors & shelving, per designer drawings.

STAGE IV:

- 3rd floor – bathroom remodel.
- Remove all fixtures, remove partitioning wall.
- Convert tub into a shower; tile, glass panel, new toilet and vanity.