**GENERAL CONTRACTOR**

**SCOPE OF WORK**

 **Churchill Court, GA**

**Scope of Work**

**INTERIOR**

**Throughout**

* Patch all walls and trim in preparation for paint. Paint entire interior per our discussion
* Fix/replace outlets/covers as necessary (ensure matching colors and styles)
* Fix/replace switches/switch-plate covers as necessary (ensure matching colors and styles)
* Clean/scrape all windows and ensure proper operation. Replace non-functional windows
* Reversed ground/neutral in most upstairs outlets
* Electrical issue (no outlet power) in bedrooms and master bath (short or improper wiring?)
* Use entry doors in best condition to replace closet doors
* Replace all room entry doors with new 6-panel doors
* Remove window screens from Living Room, Dining Room, and Kitchen windows

**Kitchen**

* Remove and frame existing door to outside, replace with picture window, finish with sheet-rock and trim on inside, and vinyl siding on outside Keep existing cabinet/countertop configuration
* Replace cabinets
* Replace countertops
* Tile backsplash behind counters
* Replace sink
* Replace sink faucet with goose-neck faucet
* Install garbage disposal
* Replace all appliances (stove, microwave, fridge, dishwasher)
* Replace light fixture
* Replace flooring with ceramic tile and level floor as necessary (may have sub-floor issues)

**Dining Room**

* Replace light fixture
* Fix or replace window (not seated properly)
* Replace carpet with laminate hardwood
* If possible, use chair-rail trim removed from Living Room and put around Dining Room

**Living Room**

* Remove paneling and chair-rail trim (use trim in Dining Room if possible)
* Replace paneling with sheetrock
* Add baseboards
* Replace Front Entry door and remove storm door
* Replace Back Entry door
* Replace carpet with laminate hardwood (including Living Room closet)
* Pressure wash fireplace
* Replace light/fan combo with fan only
* Install 6 cans recessed lighting (on separate switch from fan)

**Hallway**

* Remove entry door
* Replace carpet with new carpet
* Patch ceiling (next to attic door)
* Replace light fixture
* Replace AC filter

**Hallway Bathroom**

* Replace floor with ceramic tile (may be sub-floor issues)
* Replace toilet
* Replace vanity/sink
* Mount mirror and frame with trim
* Replace light fixture
* Resurface tub
* Clean tiles
* Replace shower water knobs (hot/cold water)

**Laundry Room**

* Replace vinyl flooring
* Use quarter-round baseboard to hide cracks between vinyl and baseboards
* Replace bi-fold door (include tracks, if necessary) and replace hardware on doors
* Move cabinet up 8” and paint cabinet

**Bedroom #1**

* Replace carpet with new carpet
* Replace fan/light
* Fix vent boot and replace cover
* Install new light switch

**Bedroom #2**

* Replace carpet with new carpet
* Replace fan/light
* Replace broken window

**Master Bedroom**

* Replace carpet with new carpet
* Replace fan/light
* New bi-fold doors on closet

**Master Bathroom**

* Replace toilet
* Remove vanity above toilet
* Replace vanity/sink
* Frame mirror with trim
* Replace light fixture
* Replace floor with ceramic tile
* Use same ceramic tile in shower and on shower walls
* Replace shower frame and door
* Replace shower water knobs (hot/cold water)

**BASEMENT**

**Existing Issues**

* Clean all evidence of mold and treat with biocide where appropriate
* Install Garage Door Opener
* Paint cinderblock walls and floors to remove graffiti. Perhaps an epoxy to seal from moisture
* Remove top layer of soil from dirt pile (it has mold) and cover with vapor barrier
* Frame and seal off dirt area (paneling or sheetrock), leaving entryway door or alternate entryway
* Replace door to electrical panel (if you can just get the door, not the whole box)

**Finish Unfinished Basement Space**

* Per Our Walkthrough Discussion – Can clarify in separate document if necessary
* Frame and Sheetrock two new rooms and stairwell
* Add drop ceilings in offices and sheetrock ceiling in bedroom
* Cage off water heater
* Box the duct work
* Carpet in rooms
* Baseboard in rooms
* Install light fixtures, outlets, swith-plates
* Replace exit door with windowed-door
* Secure handrail on basement stairs

**EXTERIOR**

**Roof**

* Remove TV antenna
* “Tuck in” aluminum flashing/siding between the roof levels. Ensure no gaps.
* Clean gutters
* If possible, improve appearance of aluminum flashing

**Front Steps/Deck**

* Replace steps (just treads, not stringer) leading up to front door
* Secure and align handrails on either side of steps
* Replace front porch with new decking boards (may not be necessary, your call)
* Replace railing around front deck as necessary for safety/aesthetics
* Stain front deck/steps

**Exterior Siding/Trim**

* Fix any damaged or poorly sealed trim around garage, doors, windows, etc
* Fix any damaged vinyl siding
* Paint Exterior (3-color scheme as discussed)

**Pool/Deck Area**

* Per Discussion – Can clarify in separate document if necessary
* Demo pool and most of deck surrounding pool
* Demo side deck coming off kitchen
* Replace boards with new decking boards (salvage as much frame as possible)
* Move Jacuzzi onto remaining deck (?)
* Repair Jacuzzi frame as necessary (?)
* Replace Jacuzzi top (?)
* Add motion sensor light outside kitchen (to replace existing light)
* Add picket railing around entire deck
* Salvage planter boxes and place in deck corners
* Stain back steps/decks

**Kitchen Door/Window**

* Replace vinyl siding below window where door previously was
* Trim as necessary