

Single Family, New Haven, CT

Project Introduction and Overview

Description

Single family old style home, 650sq/ft with 3 bedrooms and 1 bath. House built in 1910 on what is now a small non conforming lot. Property in a working class neighborhood in the inner city.

Rehab Overview

Property in need of extensive rehabbing inside and out. New roof and vinyl siding on the exterior. The entire interior layout was redesigned. All new plumbing, electrical, heating, insulation and sheetrock installed. Brand new kitchen and bathroom and new paint and flooring throughout.

Contractor Overview

Multiple sub contractors were needed to complete this job. Including licensed carpenter, roofing contractor, electrician, plumber and heating contractor.

EXTERIOR:

General

1. Replace exterior doors (prep and paint accent color to match shutters)
2. Install brass kick plate on front door and new hardware to match
3. Install new full glass storm door
4. Replace front porch light – Lowes item #156440
5. Make sure doorbell works properly
6. Replace all 9 wood windows.
7. Paint entire foundation and steps
8. Repair any wood damaged on front porch and paint
9. Add missing railing on front steps and paint



Siding

1. Install new vinyl siding with insulation (13 squares), new soffit and wrap all windows ,doorways and overhangs.
2. All siding material will be provided
3. Cover window in bathroom and put siding over
4. Convert side door in kitchen to window over sink

Roof

1. Rip existing roof material
2. Re-plywood entire house (1/2 inch, 4ply plywood)
3. Install new roof metal on perimeter of house, ice/water barrier on all gutter line, walls, valleys and penetrations of roof
4. Install new 15lb tar paper
5. Install 30 year architectural style shingles with ridge cap

Landscaping

1. Remove all trash and debris from entire property
2. Remove bushes in front and all limbs and leaves from yard
3. Replace fencing around property (new wood pre made panels)
4. Build deck with railing off back of house.
5. Mulch flower beds in front yard

INTERIOR**Demo**

1. Remove all trash, debris and existing flooring on 1st ,2nd floor and basement (All clothes to Goodwill)
2. Remove portion of wall between kitchen and living room (will discuss at property)
3. Remove all plaster from walls
4. Remove entire chimney down to basement
5. Remove portion of wall between kitchen and living room (discuss at property)



General

1. Insulate all rooms and call for inspection
 2. Sheetrock all rooms and prep for paint
 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 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. Replace all doors (6 panel raised) w/ new brushed nickel hardware
5. Add railing with spindles on stairs to 2nd floor
6. Install new hardwood flooring in living room and kitchen
7. Repair and replace sub-floor were needed
8. Raise ceiling height on 2nd floor to 8 feet
9. Add exterior door in 1st floor back bedroom to rear patio

Kitchen

1. Change door way to side of house into window opening
2. Install maple cabinets as per kitchen sketch and layout
3. Install new white appliances (dishwasher, gas stove, refrigerator, and above stove microwave)
4. Install new 9" deep sink with new faucet
5. Install new tile countertop (4" beige on diamond with inlays in backsplash)
6. Create bar top between kitchen and living room



Bathroom

1. Install soaking tub against wall between bedroom
2. Relocate toilet as per layout (against exterior wall)
3. Install IKEA bathroom set (item number provided)
4. Tile floor (12" beige, brick layout)
5. Install 2 body sprays as per layout
6. Close window in bathroom and install exhaust fan

Bedrooms

1. Frame closet in 1st floor bedroom as per diagram
2. Add exterior door to back yard
3. Frame in walk in closet in master bedroom on 2nd floor

Plumbing

1. All new plumbing for kitchen
2. Install gas line for stove
3. Install new electric hot water heater
4. All new plumbing for bathroom
5. Install 2 body sprays by diverter
6. Install new toilet, tub, and sink and make all finish connections

Electrical

1. Make sure all rooms have overhead light with switch
2. Add breakers as needed
3. Supply electric whip for dishwasher and above stove microwave in kitchen
4. Supply power for new forced warm air furnace
5. Make sure front porch light works
6. Install motion sensor light on side and back of house
7. Install exhaust fan in bathroom
8. Supply whip for light above medicine cabinet

HVAC

1. Install new direct vent gas fired furnace
2. Install new ductwork as needed
3. Install new thermostat

COMPLETION OF FINAL PUNCH LIST**COST BREAKDOWN****Carpenter - \$25,000.00****Total Hardwood - \$500.00****Roofer - \$2,700.00****Total Carpet - \$700.00****Electrician - \$2,500.00****Siding - \$3,200.00****Plumbing - \$2,200.00****Landscaper - \$100 .00****HVAC - \$3,000.00****Permits - \$1000.00****Flooring****TOTAL - \$39,900.00**